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- LEGAL ACTION FOR CHINATOWN PARK?

SAN FRANCISCO HISTOR

EAST WEST 東西報

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A Look at Buying vs. Renting

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By MARK J. JUE

SAN FRANCISCO – Whether you choose to buy or rent a home, there are many things to take into consideration. Both have their advantages and disadvantages.

"Psychologically you feel that you've begun to build some financial security. Knowing that it's yours, you earned it, you paid for it. It's a symbol of security," said Teresa Tan. Tan owns a condominium in the East Bay.

ASK QUESTIONS

Tan pointed out that one of the disadvantages of owning a home, however, is that you would have to fix and repair things by yourself. "Normally your landlord would do this for you," she explained.

Other words of advice from Tan: "Don't be afraid to ask questions. Have a friend or someone who knows about structures look over the place before you by it. Spend the time up front, before not after. It's a hassle, but it's worth it," she advised.

"A lot of my friends complain about their rent going up. There's no security in renting, because a landlord can tell you to leave in 30 days. When you own a home, you don't have to deal with landlords," noted Suzanne Ah-Tye. Ah-Tye and her husband also own a home in the East Bay.

"The neighborhood you live in is important. You should feel comfortable in it. If you see something that you like, walk around the neighborhood at night to see if you feel safe, or ask the neighbors. Most are honest and will tell you if there are any problems," said Ah-Tye.

DESPERATE

"Winter can be a good time to buy because homes are generally less expensive, and if the roof leaks you'll know it," Ah-Tye pointed out. "Most people buy in the summer when their kids are out of school. Also find out how long the home has been on the market," she continued. "If it's been on the market for six months or longer, the owner could be desperate and make you a low offer."

Ah-Tye also recommended going to a realtor to find a house. "You don't have to pay them; the owners do that. The realtors will help you and show you around. You can also go to two or three realtors. You don't have to feel loyal and just stick to one," she explained.

"The main thing about owning a home is that it's a tremendous amount of savings. There are a lot of things that you can itemize," Ah-Tye emphasized. "You're also going to make money, because the house is going to go up in value. So you can't go wrong," she added.

"A lot landlords won't rent to people with kids even though we have laws against that," noted Jeannie Yeh, an East Bay realtor. "For a lot of families with kids, apartments are just too small," she observed.

GROUPING UP

"A lot of people who can't afford to buy a home by themselves are grouping up to buy. For example, they might buy a duplex and share the ownership," Yeh explained.

"Whatever you decide to do, try to get a fixed rate loan with as much down payment as possible, and never buy a home without proper physical inspection," she advised.

While there are many advantages to owning a home, the cost of purchasing one—especially in the Bay Area—is very high. There are many people living on fixed incomes or just starting out who are unable

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Philippines Delegation Member Claims Elections a Fraud

By ROBERT TOKUNAGA

SAN FRANCISCO – Glide Memorial Church minister Rev. Cecil Williams informed *East/West* last Friday that his trip to the Philippines on May 14 was "informative and a little bit frightening."

Williams was part of a large group of Bay Area people who went to the Philippines primarily to observe the elections held in that country last week (E/W 5/16/84).

A FRAUD

The trip was sponsored by the National Alliance for Freedom, Justice and Democracy, one of the groups calling for the people of the Philippines to boycott the elections.

"The elections last week were a fraud," Williams asserted. "There was cheating and terorrism." The minister noted that on the first day his group got to the Philippines, "we were driving in from the airport and we saw lines of people getting paid to vote a certain way."

According to Williams, that "certain way" was to vote for legislative candidates supported by President Ferdinand Marcos.

"I was somewhat surprised to see that there were even rich people who were boycotting the elections due to their opposition to Marcos," the Glide Memorial Church minister remarked.

WEAK

He mentioned that he had dinner with the family who owned one of the largest sugar plantations in the Philippines, who were also part of the National Alliance for Freedom, Justice and Democracy.

Rev. Williams felt that the fact that there were people of so many different social and economic levels in opposition to the Marcos regime was an indication of the weak foundation the Marcos government is built upon.

The group from the Bay Area visited about 20 towns and villages in the Northern provinces of the Philippines. "We were able to talk to a wide spectrum of people," Williams stated, "including peasants, students, teachers, priests and others."

"I was very put off to see how a person like Marcos suppresses the people," the Reverend said. "Marcos is nothing but a fascist dictator."

VIOLATIONS

He felt that wholesale violations of human rights were occurring in the Philippines, including the detention and arrests of people for no reason.

"I think it is frightening that America supports this fascist dictator," Williams said of Marcos and the money he receives from the United States, most of which is military. "It is absurd for the US to even think about sending 9 million to the Philippines in aid."

"The best thing the United States can do to help end the strife in the Philippines would be to leave the country alone and close the US Navy and Army bases there," the minister opined. "The people of the Philippines do not want those bases."

Williams mentioned that he was able to talk "briefly" with Presidential candidate Rev. Jesse Jackson about the situation in the Philippines when Jackson was in town last week. The San Francisco minister pointed out that Rev. Jackson has already made "a strong statement" against the Marcos government.

Rev. Williams said that he hopes other people, including Congressmen, will go to the Philippines and observe the way the Marcos regime treats the people.

Although he has not specifically made plans to go back to the Pacific archipelagic nation, Williams hopes to go back some day to see how conditions are in the future.

According to the latest reports, though the country-wide elections dealt a rebuke to Marcos' governing party, it appears that it will win a majority of the seats in the Philippines' parliament. □

Absentee Voter Requests Accepted Now through June 5

SAN FRANCISCO – Paul Chung, Registrar of Voters for San Francisco, notes that voters who wish to vote by absentee ballot must send a request in writing.

Absentee voters must provide their: (1) address when they signed up to vote; (2) address where they want the ballot mailed: (3) signature and name printed underneath their signature.

The absentee request should be sent to Registrar of Voters, Room 158, City Hall, San Francisco 94102.

Absentee voting can also be completed at the Registrar of Voters, City Hall, from now until June 5, 1984. □

Senate Redress Hearing Delayed

WASHINGTON – The Senate Governmental Affairs Subcommittee on Civil Service, Post Office and General Services has rescheduled its hearings on the Senate redress and reparations bill, the *Pacific Citizen* newspaper reports. The bill (S 2116) was originally slated for review on June 1 in Los Angeles, but the hearing was postponed due to scheduling conflicts.

Senate staff informed the Japanese American Citizens League that the Senate subcommiitee still intends to hold a hearing on S 2116 this year and is considering a late summer date. □

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Ng Rescues Electric Trolley

Jack Wil Ng was named Muni Maintenance Worker of the Month in recognition of his work in restoring and repairing trolley coaches. Among his achievements was the almost single-handed restoration of a trolley coach by replacing its missing parts and repairing its electrical circuits.

His work saved SF about $150,000, estimated Muni officials. The electrical transit mechanic also performs technical inspections, driving the coaches himself to determine what repairs are needed.

Ng, 35, is a native San Franciscan who has been with Muni for five years. (Photo by Bill Owyang) □

Restaurant Owner Guilty of Underpaying Employees

LOS ANGELES – Jimmy Wu, owner of the Szechwan Restaurant in Monterey Park, pleaded guilty May 11 to one count of failure to pay minimum wage and was sentenced to three days in jail.

Municipal Court Judge John Martinez of the Alhambra Criminal Court also sentenced Wu to two years probation and fined him $100.

As a condition of probation, Wu was ordered to pay $7,997.83 in restitution to three employees for unpaid minimum wage, overtime and split shift premiums for the period from December 1982 to July 1983.

One of the employees who were awarded the restitution explained that he finally decided to testify against Wu because he was paid semi-monthly at the rate of only $268 each pay period in 1983.

The employee also pointed out that four out of the six days, he worked 16 hours per day, and the other two days he worked eight to nine hours per day.

Thus, while the employee worked up to 80 hours each week, he only received approximately $1.50 per hour. The federal minimum wage is currently $3.35.

According to Frank Nakamura of the Legal Aid Foundation of Los Angeles, the employee, who has worked at the restaurant since 1979, indicated that "over the years, he just endured the bad working conditions.

"Then starting in April of this year, the restaurant did not even pay him any wages. Therefore, the employee had no choice but to go to court," said Nakamura. □

Please include your name and address on letters addressed to the editor. If you do not wish to have your name or address printed, please indicate. Otherwise, *East/West* will print your name and city (no street address) with your printed letter. Thank you.

EDITORIAL

Hirabayashi Case Could Set The Record Straight for Good

The third and last *coram nobis* case has started its journey down the path of the legal system. Last week, federal Judge Donald Voorhees ordered a full hearing on the evidence upon which Gordon Hirabayashi has based his allegations that the government intentionally misrepresented, suppressed and even destroyed favorable evidence during the criminal proceedings against him in 1942.

Hirabayashi was found guilty of violating WWII laws aimed at excluding Japanese Americans and spent several months in jail for his act of civil disobedience.

While the court granted the *coram nobis* petition in the *Korematsu* case and vacated that man's conviction, Judge Patel did not conduct a full hearing. Rather, she took judicial notice of the evidence submitted to her by the parties and concluded that the government was guilty of misconduct.

In the Seattle case, there is a chance for the judicial system finally to make its own independent judgment as to the veracity of the charges of misconduct which led to the government's support of the forced relocation and incarceration of Japanese Americans.

We applaud Judge Voorhees for the stand which he has taken. We applaud the Hirabayashi legal team for its achievement. And we most certainly applaud Gordon Hirabayashi for taking his original stand in support of civil rights for all persons, and for his continued fight in ensuring that the Constitution applies to all persons regardless of race or national origin. □

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Evidentiary Hearing Ordered on Hirabayashi *Coram Nobis* Petition

By DIANE YEN-MEI WONG

SEATTLE – Before a standing-room-only courtroom in Seattle, a federal district court judge ruled that he will hold a full evidential hearing to determine whether the US government was guilty of misconduct when it prosecuted a Nisei man for violating a WWII law aimed at excluding and relocating Japanese Americans.

Judge Donald Voorhees on Friday, May 18, denied a government motion to unilaterally dismiss the case against Gordon Hirabayashi. Voorhees' action preserves Hirabayashi's opportunity to obtain a hearing on the allegations of governmental misconduct.

ALLEGED MISCONDUCT

In his *coram nobis* petition, Hirabayashi, now a professor in Alberta, Canada, had requested the court to vacate his WWII conviction and to dismiss the underlying indictment which resulted in one of the historic cases upholding the relocation of over 110,000 Japanese Americans. His petition relied on recently discovered documents pointing to alleged misconduct.

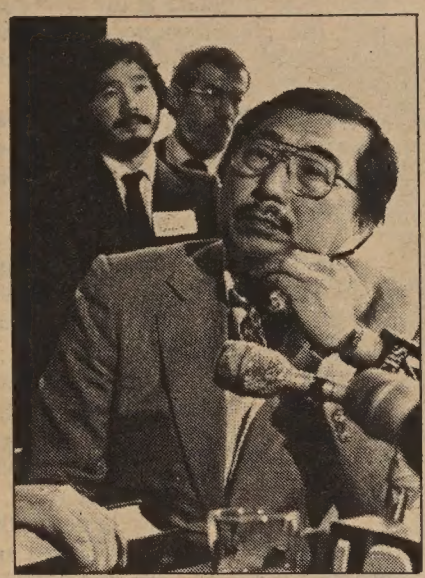
He had taken a stance of civil disobedience against the laws when only 24 years of age. Though he had thought the courts would protect his Constitutional rights, the Nisei man told the court that instead he found himself being "sent to prison for trying to live like other American citizens."

Calling his own imprisonment and the incarceration of Japanese Americans a "black mark in Constitutional law," the professor stated that there was also a more personal side to the case because he wanted to clear his name.

In his brief statement to the court following the arguments by the attorneys, Hirabayashi related the story of how his parents were forced to testify against him in the original case in the 1940s. Even though they were government witnesses, they were confined to jail for 10 days during his hearing.

CALLOUSNESS

"The callousness of the way the government treated my parents depressed and shocked me to the core." The way his parents were treated, he continued with great difficulty,



Gordon Hirabayashi as he appeared in SF for the filing of the *coram nobis* cases in early 1983. (Photo by Leland Wong)

has resulted in "scars that remain with me to this day."

The petitioner's moving statement followed a fervent plea by semi-retired attorney Arthur Barnett, who had helped represent Hirabayashi in the original hearing process. He urged Voorhees to take up the "challenge of the century to right a case."

Assistant US attorney Victor Stone had earlier argued that because the government had filed a motion to dismiss the original criminal case, there was no need to proceed with the *coram nobis* petition, and certainly no need to reach the merits of the allegations of misconduct by the government and its representatives.

He told Voorhees that the government has "no interest" in developing the research, reconstructing a 40-year-old history, or otherwise prosecuting the case.

FOLLOW LEAD

Instead, he urged the Washington federal judge to follow the lead set by Judge Belloni in Oregon, who had earlier this year granted Stone's motion to dismiss the case against Minoru Yasui, another man who had chosen the path of civil disobedience against the relocation laws.

According to the US attorney, who has argued all three related *coram nobis* cases (*Korematsu, Yasui* and *Hirabayashi*), even Judge Patel in *Korematsu* had "essentially agreed with the basics of what the government has requested.

(In the *Korematsu* case, heard late last year, Patel *in fact* had specifically denied the government's motion to dismiss and had explicitly granted the *coram nobis* petition.)

Voorhees, however, candidly told Stone that he felt the law under which the government's motion had been made had problems because it did not "empower the court to vacate a conviction and to dismiss the underlying [indictment] after the [final] conviction."

NOT ORDINARY

Kathryn Bannai, one of the lead attorneys representing the Nisei petitioner, stated that the case was "not an ordinary, run-of-the-mill misdemeanor."

"There was a denial of Constitutional rights to 110,000 people." *That,* she stressed, "is the underlying importance of what we are arguing today."

In Hirabayashi's case, Camden Hall, another petitioner attorney, pointed out, the man had been indicted and convicted, had filed an appeal, been sentenced and had served his sentence.

Because "adverse collateral legal consequences had befallen Hirabayashi, the court has an obligation to do more than just accept the government's offer of vacation [of the conviction]," said Hall.

PATHETIC

Consequences included preclusion from serving on juries, possible impeachment of testimony in other cases and the consideration of a prior conviction in imposing sentences.

On what Hall called a "more pathetic" note, consequences flowing to Hirabayashi because of the conviction also included receiving letters from angry persons who talked about what "his people did."

In reference to one such letter that he received, the professor said that the sender had concluded that the American government had been too lenient and should have dropped five or six more nuclear bombs on Japan during the war. "Throughout the letter, I was regarded not as an American citizen, but an Imperial subject," said Hirabayashi.

What the petitioner requested, stated both Bannai and Hall, was an independent judicial inquiry into the facts of the 1942 case and an independent judicial review and determination on the veracity of the allegations that the government had intentionally destroyed, suppressed or misrepresented evidence that would have had an impact on the court's decision to uphold the Constitutionality of the forced relocation.

When Voorhees announced his intention to deny the government's motion and to set a date for a full hearing, Stone pointed out to the judge that Hirabayashi's attorneys had failed to show that any of the documents on which they had relied for the *coram nobis* action were actually newly discovered. The documents, he argued, had been available much earlier, though he was unable to state consistently what year that was.

Further, even if the evidence were new, none contained information material to the issue to the extent that it could have affected the court's decision on the Hirabayashi case in the 1940s, asserted an agitated Stone.

Voorhees, however, found that Hirabayashi's attorneys had made a "prima facie" case, demonstrating that the evidence was strong enough to merit consideration by the district court.

Noting that Hirabayashi should be admired for his "courage in standing up for his rights," the judge went on to say that the Nisei man still suffered collateral consequences of his conviction because he has "lived under the cloud of having violated the law of the US."

Voorhees concluded that Hirabayashi has a right to seek "vindication of his honor." After conferring with the attorneys, a hearing on the *coram nobis* allegations will be held sometime in June 1985, unless the parties settle the case before that date.

"This is not just *my* case; it's not just a *Japanese American* case. This is an *American* case," stated Hirabayashi at the close of his statement. □

Appointment of Ed Sue to College Board May Be Illegal

OAKLAND – The appointment of Oakland architect Ed Sue to the governing board of the Peralta Community College District was illegal because Sue was not registered to vote when the appointment was made in March, reported the *Oakland Tribune*.

According to the article, two separate state codes require persons appointed to elective offices to be registered when appointed.

"If that's the case, then I guess we've got a problem," board president Booker Jackson Jr. said.

Jackson indicated he would bring the matter to the attention of Chancellor Donald Godbold and ask him to obtain legal counsel to determine whether the allegation is true.

Alameda Country Registrar of Voters Janice M. Kotter said that Sue was not registerd when he was provisionally appointed on March 6 to serve out the remaining term of the late Dr. Ken Hoh. □

CHINESE CUISINE COMPETITION

Self-Help for the Elderly, the San Francisco Chinatown Restaurant Association, and the San Francisco Urban Fair and Exposition are sponsoring their third annual Chinese Cuisine Competition. Professional chefs and amateurs may enter. Entries are under two categories: Banquet Dishes and Dim Sum.

Judging will take place on June 8th at 640 Pine Street at 12:00 p.m. Dishes must be brought into the site no later than 11:00 a.m. and must be covered and labeled with the chef's name and the name of the dish.

Entry forms may be obtained at Self-Help for the Elderly, 640 Pine Street, or at Sun Hung Heung Restaurant, 744 Washington Street. An entry fee of $5.00 per dish should accompany each application form. Application forms must be received by Self-Help no later than June 6th.

Mr. Henry H. C. Kee of Kee Photo will take pictures of the winning dishes. The first print will be complimentary to the winners. Additional prints can be obtained at nominal cost.

The winners of each category will recreate their dishes to be displayed at the San Francisco Urban Fair, held from June 14th to 17th at Fort Mason.

For further information contact Ms. Joanne Chow or Ms. Beverly Karnatz at 982-9171.

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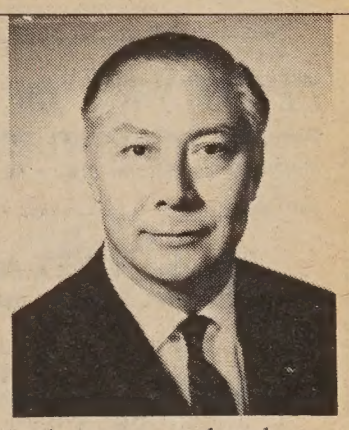

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CHINESE WORD-A-DAY

"TO STAY"

There are two parts to this word: The lower part is the word "field" or "farm"; the upper part depicts two people facing each other and chatting leisurely. As you put them together, the meaning is unmistakable: "two persons staying in the field."

The interesting thing is that all the different versions of this word have the same lower part. Only the top part varies. This shows that the ancient Chinese may have had different ideas about how these two people looked. However, they all agree on one thing: these loafers all sat on a farm.

"To stay" also means to detain, to deep, or even to entertain. "Stay heart" means to pay attention. "Stay door" means to keep the door open. "Stay step" is to linger for awhile after a meeting or a party.

Mandarin LYOU

Cantonese LAH-O

The type of birds which do not migrate, but stay at one locale are called "stay birds." A phonograph is a "stay sound machine."

"Stay study" is the term for studying abroad, meaning to stay abroad, but "stay class" means the pupil has to stay in the same grade for another term.

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SEP. 08	Hong Kong Guangzhou Guilin Kunming Stone Forest Chongqing Yangtse River Gorges Yichang Wuhan Nanjing Wuxi Grand Canel Suzhou Hangzhou Shanghai Beijing Xi'an Guangzhou	28 Days
SEP. 22	Tokyo Beijing Xi'an Luoyang Zhengzhou Nanjing Wuxi Grand Canel Suzhou Shanghai Hangzhou Guilin Guangzhou Hong Kong	25 Days
OCT. 06	Hong Kong Guangzhou Guilin Kunming Stone Forest Chongqing Yangtse River Gorges Yichang Wuhan Zhengzhou Shao Lin Temple Xi'an Beijing Nanjing Shanghai Hangzhou Guangzhou	28 Days
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Group Threatens to Sue City Unless Chinatown Gets a Park

By ROBERT TOKUNAGA

SAN FRANCISCO – The Committee for Better Parks and Recreation in Chinatown (CBPRC) is threatening to sue San Francisco because the city may not have fulfilled its obligation to build a large park in Chinatown.

Gary Wong of the CBPRC on May 15 informed a joint meeting of the San Francisco Recreation and Park Commission and the City Planning Commission that his group has "consulted with our attorneys to look into the obligation of the city to pursue in good faith the acquisition of a major park in our community."

Wong warned the commissioners that should his committee's attorney "discover that the legal obligations of the city and its agencies have not been fulfilled, then we will have no other choice but to pursue legal action."

The extent of the city's legal obligations may stem from a 1974 San Francisco ballot proposal, approved by the voters, which established a Department for Recreation and Park-administrated program to acquire open space, develop new park and recreation facilities, and renovate existing properties.

TAX

The program, the Open Space Acquisition and Park Renovation Fund, is supported by an annual *ad valorem* tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. The program is currently in its 10th year, with five more years remaining.

Recreation and Park Department general manager Tom Malloy, who presented his annual report on the open space program at the meeting, told the commissioners that the "open space program's goals will be achieved in five years."

Malloy did admit that the one major problem the department has had is the acquisition of land in Chinatown for a large park.

ENIGMA

He described the problem of acquiring land for a park in Chinatown as the department's "enigma and our greatest challenge."

"On the one hand, we did in the last couple of weeks acquire the second of two parts needed for the small mini-park on Washington and Hyde streets."

The plan to build a larger park in Chinatown, however, is still in its beginning stages. Park and Rec is currently negotiating with the owners of the Korean Methodist Church at 1123 Powell Street. The site is proposed for a large park in Chinatown.

Malloy read a statement from the park department's director of property Wally Wortman, who is in charge of acquiring land for the larger park.

MAYOR

"There is a perception that because there has been no visible progress on the park that nothing has been done," Wortman said. "Let me assure you that because of the direct intervention of the mayor in pursuing the church alternative, those negotiations, which seemed almost fruitless for a long period of time, are very active and definitely worth pursuing."

"Mr. Wortman is optimistic that they will lead to real success," Malloy said of the negotiations. "This is the best we have heard in a long time." The general manager noted that Wortman is "not known for loose language."

"We have waited 12 long years for a park," CBPRC spokesman Gary Wong told the commissioners. "At your suggestions we have changed back and forth, from site to site, and now there are only five years left to the open space program."

PARK

Wong pointed out that Chinatown is the "only high-need neighborhood without a major park."

General Manager Malloy told the commissioners that he could understand the committee's "frustrations and the worries of the community and if I were in their position, I would be tempted to get legal advice to protect [myself]."

"Your group shouldn't worry about the money reverting back to the general fund after the 15-year program expires," Malloy assured Wong. "I have no doubt in my mind that the money will remain until it is spent."

FUNDS

The park department has reserved "a significant amount of funds" for the Chinatown park project, according to Malloy. He noted that the department has been appropriating funds for the project for several years and is recommending an appropriation of $500,000 this year for the project.

Recreation and Park Commissioner Eugene Friend reminded Wong that one of the top priorities of the department has been to find property in the Chinatown area for a large park.

HAPPEN

"I really think something is going to happen," Friend remarked. "We have been thinking that for 12 years as you say, but it is has been a priority of this department and it will continue so until we have satisfied that need."

The commissioners voted unanimously to approve the open space report, which included the $500,000 appropriation.

After the meeting, Wong told *East/West* that his group is "definitely not satisfied" with the Recreation and Park Department's handling of the Chinatown park project and that the CBPRC will still consult with an attorney about the possibility of a lawsuit. □

Asian Americans Attend Colleges More Often

WASHINGTON – A recent study by the National Center for Educational Statistics revealed that a higher percentage of Asian Americans attend college than any other ethnic group in the United States, reported the *Pacific Citizen*.

Data from a follow-up of the "High School and Beyond" survey of 1980 high school students showed that 74% of Asian American high school graduates attended two- or four-year colleges.

Other attendance rates were 51% for whites, 44% for blacks, 35% for Hispanics and 34% for Native Americans. □

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Lee Hart Comes to Chinatown To Campaign for Husband Gary

By DIANE YEN-MEI WONG

SAN FRANCISCO – Lee Hart, wife of Democratic Presidential candidate Gary Hart, came to town for a short Bay Area campaign stop that included a visit to Chinatown, where she wooed votes from Asian Americans.

"Gary [Hart] feels so strongly about opening up the [political] process for Asian Americans and bringing them into all areas—whether on staff, in departments or working in the administration—to be a part of both the domestic and foreign policy decision-making," the candidate's wife said.

ETHNIC WOMEN

She went on to note that Harts' concern was not only with Asian Americans, but also women, and that included Asian American and other ethnic women.

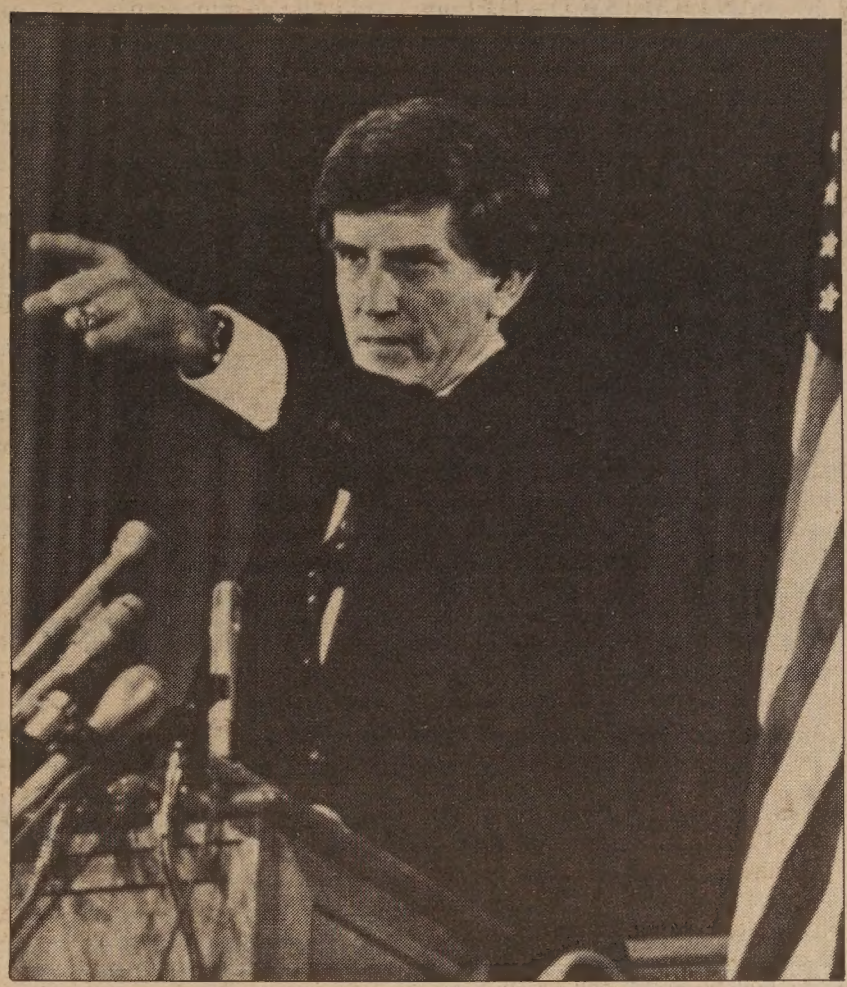
Hart stressed that though "as a Democrat, I want more than anything else to defeat Ronald Reagan," her desire was more than just wanting a Democrat to be in the White House.

"We know what it means to have four more years of Reagan. The community has been shut out by the present administration," charged Hart.

As she laughingly protested that she could without any prejudice state that her husband "has the best opportunity to defeat Ronald Reagan," Hart cited some reasons why Asian Americans should support her husband.

NEW VOTERS

Gary Hart, she maintained, could bring in new people who had not voted before, thus broadening the base of Democratic support. Hart could also win the votes of Republicans who have become "disappointed with Reagan and the present administration."



Gary Hart's California campaign got a boost from a recent visit to SF by his wife Lee. (Photo by Bisio)

Rather than looking at issues in a "narrow sense—what is best for this group and for this group," Hart said her husband would look out for what is good for the whole country.

While the campaign has not been easy, Hart noted that she would not have it any other way. "It has not been an easy road. . . . The easy path is the beaten path but the beaten path seldom leads to the future." Her candidate, she declared, could help bring the country into the future.

One of the factors which had led to the difficulty of the fight for the nomination is the caucus approach recently adopted by so many states. This approach, she claimed, came about primarily to "benefit one candidate or another."

SO CLOSED

Caucuses in place of primaries have angered Hart so much that she stated, "Whatever I am doing in January 1985, one cause I will fight [against] is the caucus process. It's so undemocratic, so closed. . . . I will do everything possible to open up the process."

Though she felt it was wrong when a process results in "fewer and fewer people participating in the process," she stressed that her husband has decided to abide by the rules laid out by the Democratic party, "We're not talking about changing the rules. *That* we will do in 1985," vowed Hart.

Gary Hart was recently endorsed by the Chinese American Democratic Club, the first SF club to make a clear and specific endorsement of a Democratic candidate.

Barbara Lee of the club told *East/West* that Hart was the group's choice because of his support of bilingual education and small business development, his opposition to the Simpson/Mazzoli immigration bill, and his "pledge of support for Asians to be appointed to federal agencies and to the White House itself."

KEY POINT

Lee also said that Hart's stance on foreign policy made him the top candidate in the endorsement meeting. "He's also the strongest opponent for Ronald Reagan. That's a key point," said the club spokesperson.

"Electability" was also cited by another club member who asked to remain unnamed. He also, however, expressed pleasure at the unprecedented response by each surviving Presidential candidate to the issues affecting Asian Americans.

Joel Paul, SF campaign director, stated that the Hart campaign has made a strong bid for the Asian American vote. "We're relying heavily on slate cards in the Asian community . . . and we will have Asian American volunteers canvassing the Asian American neighborhoods."

He observed that the campaign has already started its work in the Richmond District, which has a significant Asian population.

STRONGEST AREAS

"Frankly, this is one of the strongest areas of support in the city," said Paul. He speculated that Asian American are supporting the Colorado senator because they are disappointed with Mondale and his relationship with labor and talk of protectionism, which Hart opposes.

Another reason, said Paul, is Hart's ability to attract those persons who have previously felt "turned off" by the political process.

Some of these voters were alienated because of the Vietnam conflict or because of the prior administration's economic policy of protecting domestic markets rather than strengthening industries that are "export-oriented."

Lee Hart left Monday night to continue campaigning in Los Angeles. She will return a few days before the primary on June 5 to make a final pitch for her husband's candidacy. □

Tule Lake Camp Reunion Slated

SACRAMENTO – The 1985 Tule Lake Concentration Camp Reunion will be held the Memorial Day weekend, May 25–27. Contact the Tule Lake Reunion, P.O. Box 22386, Sacramento, CA 95822 for information. □

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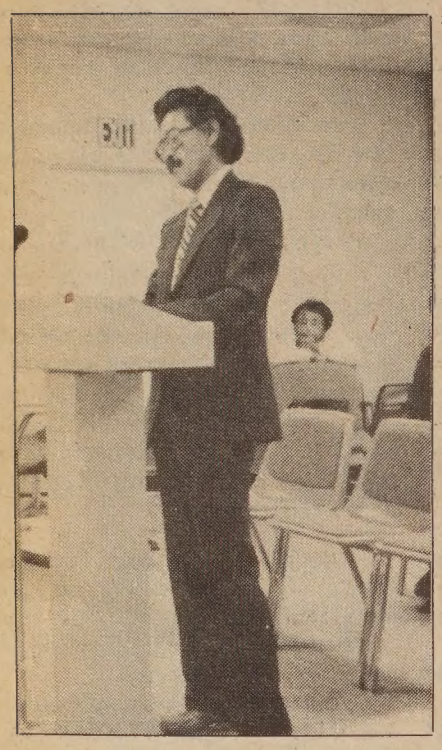
Anti-Asian Violence Growing, Say Sacramento Residents



UC Davis professor George Kagiwada. (Photo by Mark Jue)

By MARK J. JUE

SACRAMENTO – "Anti-Asian violence is on the rise, all across the country, from New York to LA. However, we need look no further than our own community," testified Goldie Lew Eng, coordinator for Asian Legal Services Outreach (ALSO).

A number of individuals from the Asian community, including Eng, testified last week before the Sacramento Human Rights/Fair Housing Commission on the subject of "Bigotry and Violence Against Asian Americans."

The hearing was held at the request of Asian Pacific American Advocates of California (APAAC), and Sacramento was the third city to hold these hearings. Other hearings were held earlier in San Jose and Los Angeles.

THREATS

"Numerous cases of threats, vandalism and violence have been reported in the Sacramento area in recent years," said Eng. "In North Highlands, where many Hmong refugees reside, other residents began harassing the Hmong by slashing tires, firebombing cars, breaking windows and shooting at homes.

"A few months ago, a 15-year-old Laotian boy was brutally beaten by a man using a steel pole. Just three weeks ago, a Korean-owned convenience store in Davis was spray-painted with the message 'Nips Go Home,'" Eng cited.

"This same bigotry has spilled inevitably over into our school system. Incidents of harassment and violence in our learning institutions are increasing," Eng warned.

"An Indochinese child was choked in a school bus, another was hit by a baseball bat at a bus stop. In Rancho Cordova [an area north of Sacramento] an incident occurred in which smoke bombs and firecrackers were thrown at ESL students," she described.

DIRECT RESULT

"The problem is a direct result of what happens in the community," noted Evan Lum, a community liaison worker for the Sacramento Unified Schoool District.

"Many parents feel that the Southeast Asians are a threat. They believe the Southeast Asians get preferential treatment and compete for jobs, As a result, the resentment is brought on to the school campuses," he explained.

"Efforts to present more information about the Southeast Asian students to the faculty and students have been mimimal. There are few programs existing which facilitate interaction between American and Southeast Asian students – especially at the secondary level," Lum charged.

Josie Steelman, a staffperson for Friends of the Indochinese Community, cited several examples of housing discrimination toward Southeast Asian refugees.

ILLEGAL FINES

"The complexes are very rundown. The landlords buy them in order to get tax write-offs. They do little to keep them up. Some managers charge illegal fines, keep the deposits and increase the rent. They don't pay the utilities on time and threaten the refugees with police retaliation for reporting these incidents," she charged.

May Lee, employment director for Asian Job Resources, described the difficulties her agency had in finding jobs for refugees and limited- or non-English-speaking people.

"We went to speak to one employer to try to develop some jobs, and instead of telling us what he needed, the discussion centered around stereotypes. 'Why do these people eat this? How come they dress this way,' he asked us," she related.

Lee told the commission that it was hard to get employers to hire limited- or non-English-speaking persons, but stressed that "they can be productive."

ACCENTS

Marina Estrada, vice-chair of the commission, added, "I've sat on many interview panels and a lot of the people sitting on those panels don't want to understand someone who speaks with an accent."

"Would tension be so high if the local media hadn't printed stories about refugees eating dogs, cats and so forth?" demanded Steve Koyasako, secretary of ALSO. "The media has not always had the tendency to interview the refugees' side of the issue. Let the refugees tell their stories," he demanded.

Koyasako also emphasized the need for more programming dealing with Asian community issues. "More Asians are appearing in the media as newsmakers and newscasters, and I commend that.

"However," he added, "public interest programming which deals with issues of concern to the community has still been woefully inadequate." A local Emmy-award-winning program on such issues airs only four times a year.

PREVENTIVE

Diane Tomoda, a spokesperson for the Coalition of Asians for Equal Rights (CAER), described the work of her organization since it formed in response to the stabbing death of Thong Hy Huynh in Davis last year.

"We've sought preventive methods by monitoring the Pierman trial, working with the school district and doing outreach to the Asian community and the community at large," she pointed out.

continued on page 13

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Darryl Wong Has a Chance To Join San Diego Chargers

By MARK J. JUE

SAN DIEGO – If things go better the second time around, then former Lowell High School quarterback Darryl Wong, who was cut by the SF 49ers last year, could become a San Diego Charger (E/W 6/15/83).

Wong was recently given a tryout by the Chargers and then signed to a contract. He will attend the Chargers' training camp beginning in July, and if he makes the team, Wong will become the first Chinese American to play in the National Football League.

MINI-CAMP

"I wrote letters to five different teams, including the Chargers," Wong told *East/West*. "It was basically a résumé from my high school coach and included a reference from 49er coach Bill Walsh.

"The day after the NFL college draft, the Chargers contacted me and asked me to come to minicamp. It was a four-day camp that included veterans and rookies. Everything worked out pretty well," he said.

When asked what his chances of making the Chargers were, Wong replied, "The Chargers start off with 85 players and they cut down to about 49. They keep some players on injured reserve, so only about 25 players will be cut.

"Last year was good experience for me. Now that I've gone through it once, I feel more confident and know what I have to do to make the team," he explained.

Wong was not bitter that the 49ers cut him. "It came down to numbers," he stated. "Coach Walsh liked me and felt that physically I had the ability to play, but I didn't have enough experience.

"The 49ers had four quarterbacks and they weren't satisfied with their number two quarterback. [But] they didn't feel that Bryan Clark [the third string quarterback] or myself had the ability yet to step up to number two quarterback. I'm just grateful for that first chance," he emphasized.

Over the past year, Wong has been attending medical school at the University of Southern California and has tried to keep in shape. Wong says that if he does not make the Chargers, he'll finish medical school. He is not sure if he'll seek a tryout with another professional team.

"Last year, all of the newspapers made a big deal about the possibility of me being the first Chinese American quarterback to play in the NFL. The Asian community really got behind me and I really appreciate that," said Wong.

"This is the first chance for an Asian to make a professional football team, and I feel that I'm really lucky to be that person. Professionally, Asians have been successful in all aspects of life, but we haven't made a dent in athletics yet. Hopefully this will be a start," declared the Charger hopeful. □

Jane Chan Honored for Work In Placing Chinese Immigrants

State Employment and Development Department supervisor Jane Chan (above) was recently honored by the Chinese Newcomers Service Center for her help in placing Chinese immigrants and refugees in jobs throughout the community.

After the closure of the Chinatown EDD office in July 1981, Chan was assigned by the department to work with the newcomers service in a joint job placement program to help monolingual immigrants and refugees find jobs.

Chan speaks Mandarin, Cantonese, Toishanese, Taiwanese, Spanish and Tagalog, and therefore has been able to help a broad range of applicants who come through the program.

Last year, the program placed 536 applicants and had interviewed more than 10,522 persons, many of whom had no English-speaking skill, no local experience and no marketable skills.

The honor was given to Chan at the May 4 open house of the newcomer center, marking its 15th year of providing services.

For information call 557-2730 or 557-2731. □

Laotian Farmers Return to SF After Eviction

SAN FRANCISCO – Tired after a 12-month journey which has taken them twice across the country in search of a new life, a group of 38 Laotians returned to the Bay Area last month. An agrarian people, the Lao group had moved to West Virginia to farm land when SF realtor Jerry Thompson offered them a 99-year lease on an 873-acre tract of land that he owned.

After only six months, Thompson evicted the group, accusing them of "moving too slowly." The refugees were then persuaded by state and federal resettlement agencies to move to Montgomery, Alabama, but when some were laid off, they became disillusioned and decided to return to the Bay Area.

The Lao group is currently receiving help from SF refugees who have gathered food and arranged for emergency housing. Employment workers at the Center for Southeast Asian Refugee Resettlement have already found jobs for some of the refugees. Efforts are also under way to secure homes for them.

Tax-deductible contributions of food or funds can be made to the Center for Southeast Asian Refugee Resettlement, attention: The Lao Fund, 220 Golden Gate Ave., 2nd floor, SF 94102. □

Candidate's Son Makes Stop in Chinatown to Woo Seniors' Votes

William Mondale (r) looked on as Anni Chung translated his comments to the seniors at Self-Help for the Elderly. (Photo by Diane Wong)

SAN FRANCISCO – William Mondale, the son of Democratic Presidential candidate Walter Mondale, stopped by Self-Help for the Elderly (SHE) last Monday and asked the senior citizens there to support his father's candidacy.

Mondale reminded the largely Chinese-speaking luncheon audience at the agency that when his father first entered the US Senate in 1965, the first bill he co-sponsored was the Medicare bill.

"My father believes senior citizens should not have to choose between paying for heat or rent," Mondale said.

The younger Mondale responded to charges by critics that his father has been too heavily influenced by special interests, such as senior citizens.

"My father feels that senior citizens, although a small group, are an important group," the candidate's son said in defense of his father against the critics.

He mentioned that the former vice president and senator from Minnesota has been a strong supporter of senior citizens legislation since that first Medicare bill in 1965.

"You should vote for a man who knows what your needs are," Mondale told the senior citizens. "You should be as sure of getting your social security checks as you are of the sun rising in the morning."

He asked the crowd of about 100 seniors to inform him of any concerns which they would like him to convey to his father.

"He has to listen to me," laughed the Mondale son, "because I make his coffee in the morning."

Mrs. Hong, who was introduced to Mondale as a longtime user of SHE, presented the candidate's son with a stack of voter registration materials filled out by Chinatown residents.

The seniors at the San Francisco center had canvassed the Chinatown area to sign up more voters, "most of whom will support Walter Mondale," Hong claimed, through translator and agency director Anni Chung.

"When your father gets elected President," Hong told Mondale's son through Chung, "I hope he remembers the needs of senior citizens such as subsidized housing, better social security and other benefits, that must be watched by someone who really cares about senior citizens."

Mondale thanked the senior citizens for the support they have given his father and then proceeded to walk around the center's cafeteria and greeted each person. He then left for a busy day of campaigning in San Francisco. □

Guin Wang Lyster Promoted

LOS ANGELES – Guin Wang Lyster was recently promoted to the position of treasurer of R & B Enterprises, one of the largest apartment syndication and management firms in the country. The company operates the nationwide chain of Oakwood Apartments. Lyster was formerly the director of treasury operations. □

Mrs. Lily Chin Says She Is Not a Woman of Courage

DETROIT – Mrs. Lily Chin will be honored by the Asian Law Caucus at its annual fundraiser on June 1. Mrs. Chin is the mother of slain Detroit-area draftsperson Vincent Chin, who was killed by two white unemployed autoworkers who had mistaken him for a Japanese person.

The immigrant woman has traversed the country making appearances on behalf of efforts to secure justice in the case.

TOO LENIENT

She and other Chin supporters protest what they feel is a too-lenient sentence imposed by the trial judge against Michael Nitz and Ronald Ebens. Each man was sentenced to a little over $3,000 fine and three years' probation for their roles in the murder.

A worker in a Michigan ice-scraper and brush company for over ten years, Mrs. Chin's efforts as well as those of Americans for Justice and other related groups have resulted in the convening of a federal grand jury to investigate alleged civil rights violations affecting the slain man. The trial is scheduled to begin in early June.

When interviewed by *East/West*, Mrs. Chin modestly said, "I am by no means a brave woman. However, I feel I must fight for a just judicial system.

"I am very grateful to people from all walks of life for their concern and support," she declared.

(The caucus fundraiser takes place on Friday, June 1, at the Palace of Fine Arts, SF. The cost is $25. Also on that day, Mrs. Chin will be among several other persons participating in a program against racial attacks. Also scheduled to be there are Rev. Jesse Jackson and several members of the local support groups. The program will be held at Cameron House, 920 Sacramento, SF, at 11 am.

On June 2, Saturday, Mrs. Chin will be honored at a reception sponsored by Asian Americans for Justice at the Oakland Chinese Community Council, 9th and Harrison, Oakland. That event begins at 2 pm.

Call 536-2200 or 885-0087 for information on any of the above events.) □

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CULTURE

Sadistic Aspects of *Raiders* Sequel Take Away from Excitement, Thrills

Arriving at India's Mayapore village, Harrison Ford (as Indiana Jones), Ke Huy Quan (Short Round) and Kate Capshaw (Willie Scott) are surrounded by distraught villagers in *Indiana Jones and the Temple of Doom*.

By RICHARD SPRINGER

Indiana Jones and the Temple of Doom crams a boxcar full of adventure in a slick two-hour package. It delivers the thrills that everyone has come to expect from director Steven Spielberg and executive producer George Lucas.

But the film also has a grotesque side that taints the fun. About midway into the movie, Indiana Jones (Harrison Ford), a nightclub singer (Kate Capshaw) and Jones' young sidekick, Short Round (Ke Huy Quan) come upon a pagan human sacrifice deep in the bowels of a cave in India.

SACRIFICIAL

The high priest thrusts his fist into the body of the sacrificial victim and pulls out a still-beating heart. The heartless victim seems none the worse for wear from the experience. He is then dipped into a fiery pit and roasted into oblivion.

Jones next comes upon an underground mine where small boys are being whipped by followers of the cult. He is captured by the high priest and forced to drink a potion that turns him into a sadistic zombie.

Short Round is whipped and chained in the labor camp. And a young boy maharajah, obviously also in a trance, sticks pins in an Indiana Jones voodoo doll whenever Jones resists the cult.

All of this sadism finally is too much. If *Indiana Jones and the Temple of Doom* could have maintained the spirit and pacing of the opening scene in a Shanghai nightclub and a spectacular rubber-raft fall from a plane to a mountain and then off a cliff into a river, it would have surpassed the original, *Raiders of the Lost Ark*, in excitements and thrills.

George Lucas contributed the original story for *Indiana Jones*, and the film shows the influence of the Saturday afternoon serials of the 1950s and adventure comic books upon his work.

But the creators of those types of fiction showed Asians stereotyped as hordes of fanatics thirsting after blood sacrifices and white women. They died at a ratio of about 100 Asian's to every white and there was usually a young Asian sidekick for the white hero. Not much has changed.

It would be a mistake to take this film too seriously, but it must be said that while Lucas and Spielberg can do very little wrong at the box office, they have done nothing in *Indiana Jones and the Temple of Doom* to correct the stereotyping of Asians.

What a pleasure it would be some day to see the considerable talents of Lucas and Spielberg showcased in a human drama. □

Ethnic Dance Fest Coming Soon

Gamelan Sekar Jaya is one of the groups appearing at the 1984 SF Ethnic Dance Festival, scheduled for May 31, June 1 and 2 at 8 pm and June 3 at 2 pm.

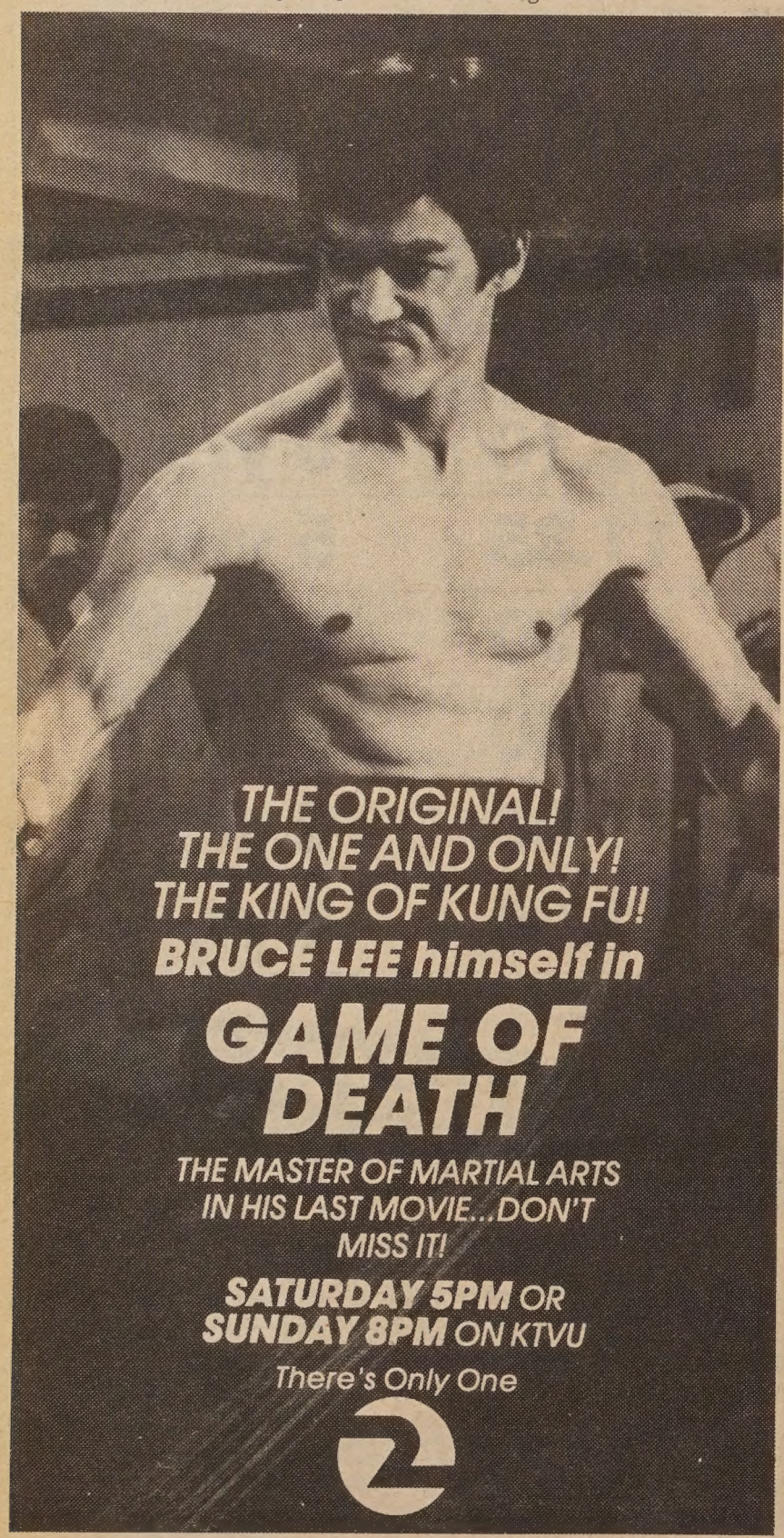
The sixth annual festival also has soloists and companies representing the cultures of China, the Philippines, Japan, Bali, Polynesia, India, Africa, Mexico, Egypt, Eastern Europe, Spain, Scotland and Russia.

Performances take place at the Herbst Theatre in SF. Tickets cost $6 and $8 and are available at the City Box Office, 141 Kearny St., at BASS and Ticketron outlets, and at the SF Opera Box Office. Call 392-4400 to order by phone. (Photo by Bonnie Kamin) □

Hwang to Teach Playwright Class

SAN FRANCISCO – The People's School of Dramatic Art is offering a weekend seminar on playwriting that will be taught by David Henry Hwang, author of *FOB*.

Cost is $75 and preregistration is advised. Call 885-2766 for information. □



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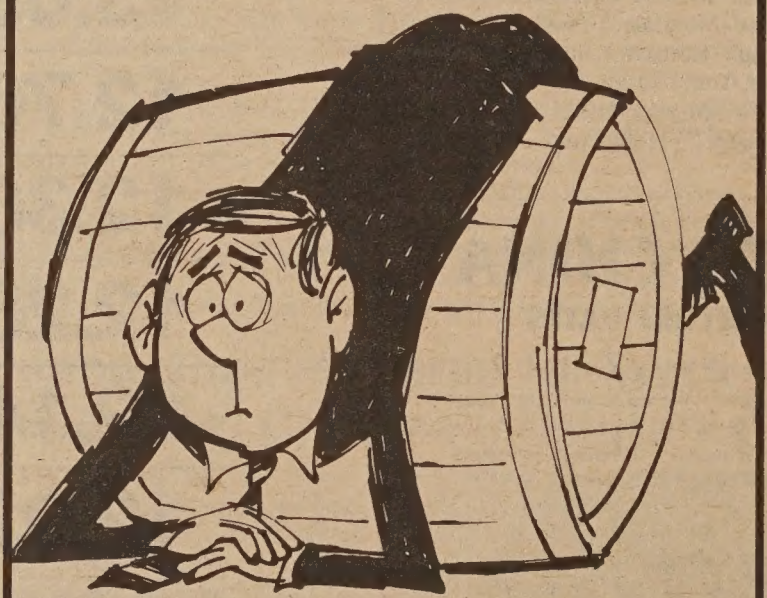

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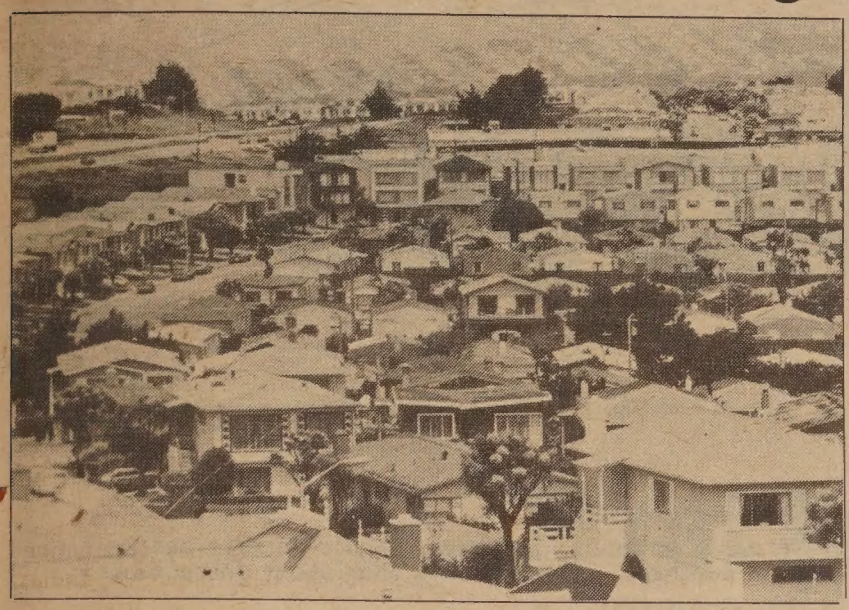
REAL ESTATE

Buying versus Renting



A view of houses in Daly City. (Photo by Thomas Wing Wo)

continued from page 1

to afford buying a home. Instead, they rent.

"If I could buy a home I would, but on my salary, it's an impossibility," lamented Paul Tanabe. Tanabe rents an apartment in the Japantown area where he's lived for the past eight years.

DO EVERYTHING

"I prefer J-town over any place in the city. It's convenient, close to bars, the grocery store, my work and shopping. I can do everything without a car," he emphasized.

Tanabe says he prefers to live by himself because of his hours and lifestyle. He pays $225 a month rent for his one-bedroom garden apartment, which is low for comparable places in his area. "The average is $300 for a studio, $500–$600 for a one-bedroom and $800 for a two-bedroom," he noted.

He was able to find his place through a sign placed in the window, and advises against using rental agencies. "Don't use agencies where they charge a finders' fee and tell you it's refundable if they don't find you a place, because they don't refund it," he warned.

"If you have to deal with them, then deal with reputable realty agencies. The best way to find a place is through friends or by word of mouth," he stated.

NOT COMMITTED

"Another advantage of renting is that you're not committed to stay for any definite period, and you're not responsible for maintenance," said Dean Lacerna, who lives in a three-bedroom flat in the Richmond. "You should consider the price of the rent and the location. Also, does the place have adequate space?" Lacerna stated.

Unlike Tanabe, Lacerna preferred to use a rental agency. "They charged us $40 and said if we couldn't find a place within two months, that they would refund half of our money. The agency's listings also gave us a good rundown of what the places were like," he said.

Of all the locations in the city, Lacerna noted he preferred to live in either Noe Valley because of the weather, or the Richmond District where he finally settled. "The Richmond is quiet, clean, and there are a lot of Asians living in the area," he explained.

Lacerna lives with two roommates, but says he would prefer to live by himself or with only one roommate if he could afford it. The three have lived in the flat for a year and a half. Their rent is $720 a month, up from $680 a month, on a month-to-month basis. They split the costs for bills and food.

Lacerna noted that being a part-time student was a problem for him with some landlords. "They asked for references. They also seemed to trust my roommates more because they both finished school and were working full-time," he explained.

"Take a lot of time and don't rush into it when looking for a place to rent, or else you could get stuck with a bum deal," advised Lacerna.

"Be professional when dealing with landlords. We wore sportcoats when meeting them for the first time because some landlords refuse to rent to all guys or students. We wanted to look serious, and it worked to our advantage," he stressed. □

Light Industry Condominiums Soon to be Available in SF

SAN FRANCISCO – ASIAN, Inc., a community development corporation, and Rede Investment Corporation have formed a major private-nonprofit venture for development of over 150,000 square feet of light industry condominiums in San Francisco.

The project, named San Francisco Industrial Park I, is located at 1901-1919 Bryant Street. The joint venture sponsor is Rede-ASIAN Associates and the general partners are Rede Investment Corporation and San Francisco Industrial Development I, an affiliate corporation of ASIAN, Inc. Occupancy of condominium units is scheduled for late 1985.

EXPANDED

Both ASIAN and Rede believe that jobs in light industry can be expanded in number and kept in San Francisco if space costs can be stabilized for small businesses.

In recent years, many small businesses have faced 50% to 500% increases in rent. This has led to a movement of firms to less costly spaces outside San Francisco.

In planning this condomiunim project, Rede and ASIAN wanted jointly to show a way to retain small businesses in light industry in San Francisco and to privately stimulate job opportunities for monolingual economically disadvantaged minorities.

This has resulted in a mutual objective for Rede-ASIAN Associates to deliver quality space at an affordable cost to small businesses in light industry. This, they believe, will cap the cost of space for small businesses so that the businesses will reinvest funds into workforce expansion.

Rede-ASIAN Associates is offering condominium space to owner-users at prices affordable to small businesses in light industry. Average shell price will be in the low $60s range with different prices available on different space areas.

Project plans call for construction of a three-story steel and concrete building at 1901-1919 Bryant Street. Condominiums will range in sizes from 5,000 to 52,000 gross square feet. Located near the Auto Center, the project is well serviced by public transit and freeway networks.

Shell improvements will include ambient lighting, loading docks on-grade on two floors, limited garage

continued on page 16

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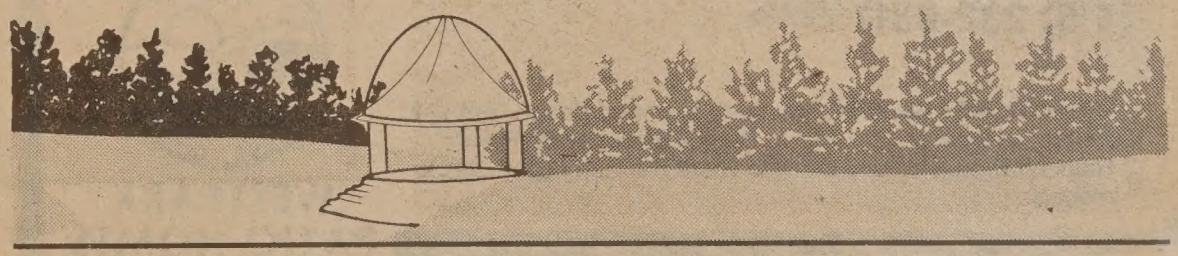


REAL ESTATE

Inspection of a House Must Go Beyond the Mere 'Cosmetic'

By ROBERT TOKUNAGA

SAN FRANCISCO – According to a real estate broker and professional housing inspector, when looking at a house, do not just look at the "cosmetic things."

Instead, the potential house buyer must inspect the house for hidden defects or potential problems, advised Jim J. Yuen.

NOT AWARE

"Buyers are usually not aware of the problems or potential problem conditions that may exist in an old or new home," Yuen wrote in his book, *The Buyer's Guide: Inspecting a Home or Income Property.*

The professional housing inspector from San Mateo stressed that a home inspection "usually requires someone with experience in knowing what to look for if a property is to be properly evaluated as to its durability and condition."

Yuen, who has been in the housing industry for 16 years, points out that "a complete inspection will cover the areas of the roof, foundation, plumbing, electrical, mechanical, walls, ceilings, floors, appliances, safety devices, new security requirements, energy, water pressure, non-conforming additions to existing property and much more."

INSPECTION STEPS

He listed the steps someone should take to prepare for a pre-sale inspection:

"*Step one:* Contact the assessor's office by telephone or in person. If in person, it would be advisable to obtain a written authorization from the owners of the property giving you the permission to look at their property records.

"All the assessor's information, however, is public information unless specified by the county assessor.

"*Step two:* Go to the local building department and ask to check their files for outstanding complaints and building permits (whether active or expired).

"*Step three:* Check the local health department to determine whether any outstanding complaints are on file, especially if the property is an apartment building with at least three or more units.

"*Step four:* Contact the local water department to determine the normal water pressure (PSI – pounds per square inch) for the property.

"*Step five:* Contact the PG&E Customer Service if you are in doubt about any gas-fired appliance that is not working properly.

"*Step six:* Obtain a reputable and reliable pest-control firm to make an inspection of the property.

"*Step seven:* is a suggested list of equipment to bring with you when you 'inspect' the property: electrical analyzer; water pressure gauge; night light; screwdriver; tape measure; flashlight; checklist; and a camera."

STRUCTURAL

The Buyer's Guide specified that the four major categories in a pre-sale inspection are structural, electrical, plumbing and mechanical.

"The structural adequacy of any building is of primary importance," Yuen writes. "The foundation walls, floors and roof have to withstand wind and earthquake loads with safety.

"Therefore, the building codes always have minimum construction requirements that builders must meet."

A complete structural inspection includes the foundation, roof, ventilation, gutters and downspouts, walls, stairways, spark arrester, and stucco.

POSSIBLE LEAKS

Yuen told *East/West* that the potential buyer should look at the ceiling and walls for stains "which may indicate possible leaks in the roof or walls."

He mentioned that one way a person can tell if the floor is warped is by walking on it to feel if it is level.

If the floor feels uneven, then the floors may be warped. The professional building inspector warned that rugs may be used to conceal warped floors.

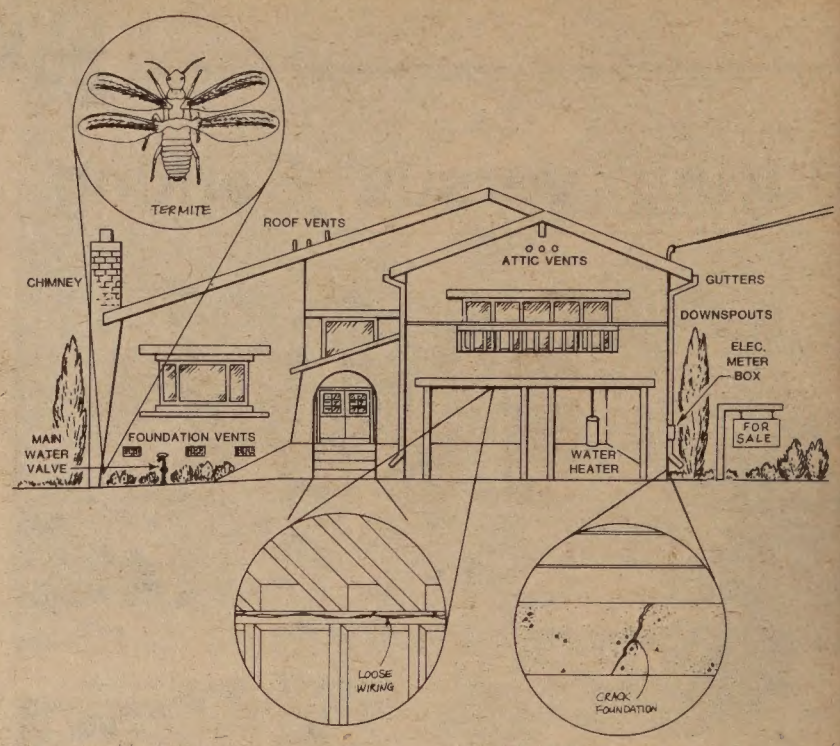
"Wall panels are usually put there to hide defects," Yuen also warned. "Ask the owner what's behind the panels."

ELECTRICAL

An electrical inspection includes checking sizing service; types of wiring systems; type of wiring; capacity of electrical service; location of main switch panel and main shut-off; and junction boxes and usage.

"The plumbing code focuses on requirements for all pipes that carry water into a house and the waste pipes that carry it back out to the sewer system," the *Buyer's Guide* notes.

Because plumbing code requirements vary in different jurisdictions, Yuen advises buyers to check with local building departments for specifications.



Areas a potential homebuyer should inspect before finalizing a purchase. (From Yuen's book about inspections)

Some of the items that should be checked in a plumbing inspection are water pressure; traps; piping; cross-connections; water heater; and cleanout.

Yuen also pointed out that many property owners build additions to their houses without getting the required permits.

UP TO CODE

He emphasized the need for prospective buyers to check the local assessor's office to make sure the additions are legal and up to code.

"The law requires that the real estate broker disclose everything he knows about the house," Yuen informed *East/West.*

He mentioned that the real estate broker can be sued by the buyer if a defect or problem that was hidden from the buyer is found.

The seller can also be sued if he did not tell the real estate broker of a defect or problem, "but the agent is supposed to get that information," Yuen added.

The author of the *Buyer's Guide* includes in his book a pre-sale inspection checklist which the potential home buyer can use when considering the purchase of a house or residential property. □

One Year Ban On Residential Hotel Conversions

SAN FRANCISCO – The Chinatown Coalition for Better Housing reports that beginning June 3, residential hotels in Chinatown and North Beach will be protected from any conversions and demolitions for 12 months.

Mayor Dianne Feinstein signed into law on May 4 the Chinatown–North Beach Residential Hotel Moratorium, which will go into effect 30 days from the date of the signing.

The moratorium will bar the issuance of permits to convert or demolish residential hotel units for one year. It also sets misdemeanor penalties for owners or managers who illegally convert hotel units. □

Equal Employment Commission Alters Charge Process

WASHINGTON, DC – The Equal Employment Opportunity Commission has changed its approach to processing charges brought to it against employers for alleged discrimination. Under the new process, more charges are expected to undergo a full and comprehensive investigation, say commission spokespersons.

Charges identified as potential litigation vehicles will be processed by a team, including an attorney who will be involved in all "critical decision points" as the case develops.

The modified procedure replaces the "rapid charge" approach, instituted in 1979, which encouraged quick settlement of cases, and left only a small number of charges open for full investigation.

The commission admitted that many believed the rapid-charge method compromised its principal role as a law enforcement agency. □

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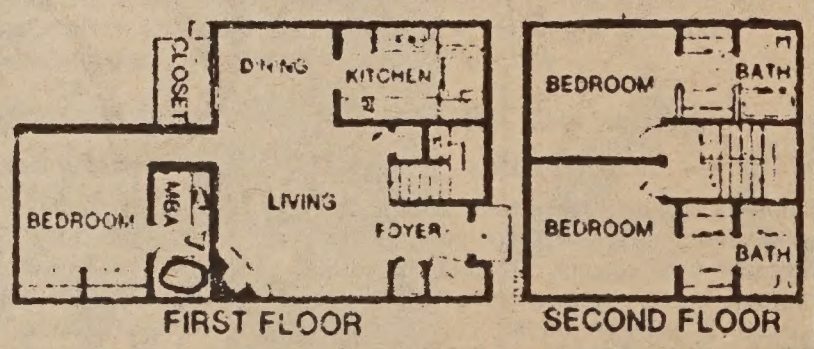

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REAL ESTATE

Legal Hurdles Can Cause Problems For New Land Buyers and Sellers

By DIANE YEN-MEI WONG

CONCORD – Though not all persons buying homes or land need, or even want, to bring in an attorney, many legal aspects of land transactions remain puzzling to laypersons.

And though buyers are not expected to understand the intricacies of all that transpires, one East Bay real estate attorney asserted that potential buyers and sellers have a duty at least to learn the basics of the transaction and to apply care in buying and selling.

INTO TROUBLE

According to Todd Fujinaga, 36, an attorney concentrating on real estate law, many people, including those who eventually come to him for legal help, get into trouble when land deals go beyond their understanding.

"We have lots of clients in the 60s and 70s, and children of clients from 25 to 35 [years of age]," he said.

"They're making between $60,000 and $100,000 as a family and want to invest in a duplex or a five-unit apartment building in San Lorenzo. Or they want to go in with their friends and invest in a small shopping center in Hayward."

The lawyer, a graduate of UC Berkeley's Boalt Hall, stated, "They need to raise their level of sophistication about the transaction. [In that situation], you do not want to sit around and dump $50–60 thousand in a pot and say, 'Let's see what happens,' " stressed Fujinaga.

And yet, that is what all too often happens, he noted.

PRIMARY DUTIES

While the lawyer emphasized that he was reluctant to "reiterate what should be obvious," he did agree to delineate some of the primary duties of the buyer and the seller in a land deal.

"For the buyer, one of the duties is to inspect the piece of property. If you don't have the particular expertise, say structural or maintenance expertise, then employ a contractor to come out to the property with you.

"Are the walls settling? Is there a problem with the structure? If you don't have the sophistication in those areas, it's worth the $100 or so that you have to pay to have someone assist you," advised the attorney.

As for potential sellers, he noted that most of the responsibilities lie in the financial arena: Is the buyer able to afford to buy the property?

CARRY BACK

Fujinaga warned that many transactions involve a "carry-back," in which the seller retains some interest in the land, and "lends" the buyer some money to purchase the land. The buyer then makes payment to both the seller and the bank [or other financier].

"The seller better understand fully what the terms and conditions of the carry-back are, like where do they stand if the purchaser does not fulfill his end of the bargain?" explained the young attorney.

Though the seller should be acquainted with the simple things such as interest rates and payment schedules, the lawyer cautioned sellers also to understand the repercussions should the buyer default on payments to the first lender, usually a bank.

If a bank decides to foreclose for nonpayment, the seller could stand to lose all his/her interest in the land, said Fujinaga. Thus, he advises all carry-back sellers to file a request for notice of default.

Real estate attorney Todd Fujinaga talks to one of his clients from his Concord law office. (Photo by Diane Wong)

NOTIFY FIRST

Under this procedure, if the buyer fails to make payments to the bank, before the bank can foreclose the mortgage, it must notify you first, explained Fujinaga. This allows the seller to try to prevent the foreclosure and possible loss of his/her interest in the land.

He also stressed that *all* land dealings must be in writing. "Sometimes someone will tell me that some guy told him this [or that], but if it's not in writing . . ."

Whether the transaction involves a lawyer, broker/agent. Fujinaga pointed out that there are certain aspects that remain constant. One is a title search, or an inspection of the recorded documents pertaining to the piece of land that list the chain of ownership and interests held by different people in the land.

Another is purchase of title insurance, which usually occurs without a clear understanding of what it means. Fujinaga explained that the insurance covers those instances when the title company has made an error in reporting who owns or owned what part of the land.

KNOWLEDGE

As he began to discuss other legal aspects of land deals, Fujinaga stopped and stated firmly, "You just have to have a basis of knowledge to make competent decisions. Informed decisions—that's about all we can really expect.

"If you have to, hire experts. If you do so, make sure that they're experts . . . [and] not just a guy who passes out cards at a cocktail party. Talk to other people and get recommendations," advised the real estate lawyer.

When asked when persons purchasing or selling land should consult an attorney, Fujinaga laughed and said, "That's a hard question. *I* think they need them *all* the time."

On a more serious note, though, the attorney, who practices with partner Edwin Oshika, said, "The *size* of the transaction should not be the determining factor whether there is a lawyer involved or not.

"The *complexity* of the transaction is more important to judge, also the sophistication of the parties

continued on page 13

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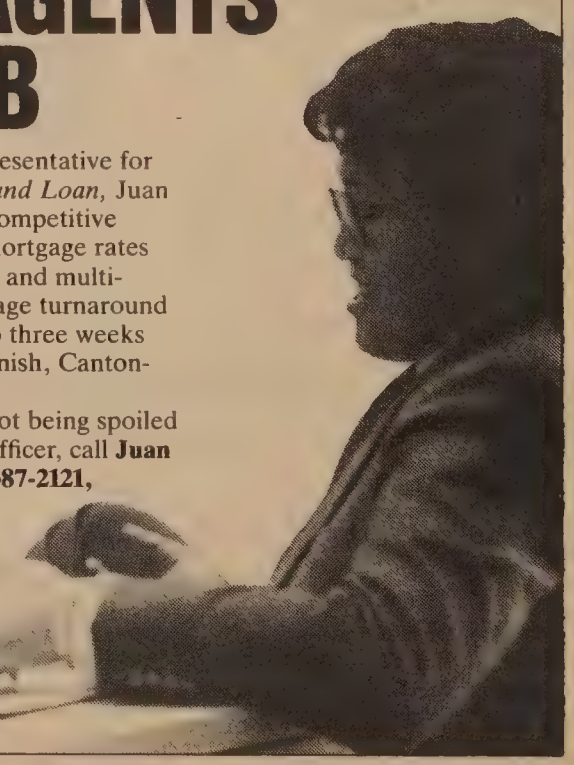

REAL ESTATE

Best Financing Package Means More than Just Lowest Interest

Story by FRANKLIN WONG
Translated by PETER CHAU

SAN FRANCISCO – Choosing the proper type of financing is a very important, and often neglected, part of buying property. When buying a house, we consider many factors such as price, location, condition of the building, amenities, and possible resale value. However, when we shop around for financing, most of us will simply pick the institution that offers the lowest interest rate.

Shopping for a good loan is a lot more than just finding the lowest rate on the market. Even in the case of fixed rate loans, where the interest rates are locked in for 20 or 30 years, there are other factors to consider.

LOAN FEE

The amount of the loan fee is one. When a financial institution writes out a new loan, it charges the borrower a fixed fee which is a certain percentage of the amount borrowed.

Loan fees are expressed in points. A 2-point fee on a $200,000 loan is $4,000. For the borrower, this means an additional cash outlay because loan fees generally cannot be financed.

Prepayment penalty is another factor to consider. Many lenders will penalize the borrower for paying back the complete amount of the loan before the loan period is up.

This can be important when a loan is refinanced. If there is a prepayment penalty, the borrower will not only have to pay the loan fee on the new (refinanced) loan, but also a penalty for paying off the old one.

ADJUSTABLE LOANS

With the increasing tendency of interest rates to fluctuate, banks and other financial institutions are encouraging borrowers to take out adjustable interest rate loans. Adjustable rate mortgages (ARMs) eliminate a lot of risks for the lending institutions.

Unexpected high interest rates are eventually passed on to the borrower. If interest rates fall, the borrower pays less, but the lender makes money anyway, albeit less.

ARMs can look very attractive, especially to buyers who cannot afford the high interest rates in fixed rate mortgages. Some banks, in their effort to appeal to new customers, may offer initial rates that are remarkably low, sometimes even lower than their own cost.

As with fixed rate mortgages, there are many other factors to consider. Read the disclosure documents carefully, and take special note of the following:

• *Initial Interest Rate:* Is it in line with prevailing market rates? If it is much lower, it may be a good deal, but on the other hand, there may be a catch somewhere else.

• *Adjustment Period:* This is the time period during which the interest rate, and therefore mortgage payments, remains fixed. At the end of such a period, the interest rate may be adjusted either up or down, and will remain fixed at the new rate for another similarly long period. The adjustment period can be anywhere from six to thirty months.

• *Interest Rate Cap:* This is the maximum interest rate that can be charged to the borrower and is based on a spread around the contract rate. Note that the contract rate is determined usually after the first adjustment period and need not be the same as the initial interest rate.

• *Cap for Each Adjustment:* This is the number of percentage points that the interest rate may be adjusted up or down for each adjustment period. If the bank is entitled to an adjustment larger than that allowed for a particular period, the excess may be carried over to subsequent periods.

For example, if the index (discussed below) on which the interest rate is determined has gone up five percentage points, the lending institution is entitled to a five-point increase. If there is a two-point cap for each adjustment period, then the interest can only go up two points for the next period, but it can go up another two points for the third, and another one point for the fourth.

• *Index:* Different lending institutions use different indices to determine their interest rates. While these indices roughly track the state of the economy, their trends and fluctuations may differ considerably.

• *Monthly Payment Cap:* This is a mixed blessing. While a ceiling on the monthly mortgage payments can help minimize home budgeting problems, it can lead to an effect called negative amortization, or owing more money with each subsequent month.

Because this is only a cap on monthly payments, and not on interest rates, it is possible that, if the interest rate is high enough, the monthly mortgage payment, which normally covers both interest and principal, will not cover even the interest charges. In this case, the principal will get bigger every month. □

Hearing

continued from page 8

"The victims are seen by the perpetrators as deserving of the violence," noted George Kagiwada, professor of Asian American Studies at UC Davis.

"The racist literature being distributed by the White Students' Union in the area suggests that these racist actions are not only okay, but should be applauded," he added.

COUNTER VIOLENCE

"My fear is that some people may use violence to counter the violence," warned Kagiwada. "Many Southeast Asians who were involved in the fighting in Southeast Asia know how to use weapons, and weapons are easily obtainable in the US."

Citing his own experiences of being sent to a concentration camp for Japanese Americans as a youth, the Davis professor speculated on what could happen to the children of refugees as a result of the racist violence.

"Being branded an enemy, I felt that there was something wrong with me similar to the way Asian youth could feel because of our people being attacked and killed," he explained.

"This country has a strong history of racism and violence. While we've made some progress, we still have a very long way to go," Kagiwada stated firmly.

"It's a community problem, and it's going to take a tremendous amount of effort. We need to get everyone from the political leadership to grasroots community organizations involved. It's going to take a long-term commitment," he repeated. □

Legal Aspects

continued from page 12

involved," he noted.

"When dealing with significant amounts [of money] in relationship to you . . . or if it is a major step in your life, you should feel comfortable with the entire situation."

Fujinaga stressed that while some wealthier people may think little of spending $50,000 on a land deal, for many others, that amount is "maybe everything they have." □

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Approximately 65 acres. Center of Salt Lake Valley. Freeway exposure. **$2.00 to $2.50 per square foot.** For details: Mary Metcalf, Creative Realty. 4567 S. 2300 E., Salt Lake City, UT 84117. (801) 278-2821.

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1. Recruits, counsels & provides supportive services to participants.
2. Monitors construction sites for affirmative action compliance.
3. Works with construction unions & contractors.

Qualifications:
1. Min. 2 yrs. counseling & job development exp.
2. Ability to work under pressure.
3. Can attend night & weekend meetings.
4. Bilingual Cantonese/English preferred.
5. Knowledge of construction employment opportunities preferred.
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Contra Costa County offers a wide variety of challenging assignments plus opportunity for advancement. Field and/or office jobs in such areas as surveying, materials testing, traffic planning, road maintenance and environmental control. Requires California driver's license plus high school diploma or GED or proficiency certificate. Background in general math, basic algebra, and basic geometry is required. For job flier and applications, call CCC Personnel Dept., at 415-372-4047, or apply in person at 651 Pine Street, Second Floor, Martinez, CA. Final filing: 5/25/84.

FULL TIME HEALTH EDUCATION WORKER

Asian Health Services is looking for a full-time health educator. Resp. include developing written educational materials and conducting educational organizing and advocacy work on issues affecting the health care of the Asian community. For a complete job description, call **Dung Nguyen (415) 465-3271.** Send a résumé to: AHS, 310 8th St., Suite 200, Oakland, CA 94607.

SECRETARY – FUND RAISING

KQED's fund raising dept. seeks individual with min. 60–65 wpm typing for providing dept. clerical support. Good proofreading & grammatical skills essential & ability to work with 2–3 people desired. Apply/send to KQED, Personnel, 500 8th Street, (8th & Bryant), SF 94103. No phone calls please. EOE

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Minimum qualifications include: completion of the twelfth grade (directly related experience may be substituted on a year for year basis for the education at a maximum of 2 years) five years of full time variable experience in related field, two years must have included emergency radio dispatching of police or similar nature.

For further details on this position, please apply in person to the **BART Employment Office, 101 Eighth Street, Oakland (no phone calls)** or send resume to: **BART, Box 12688, Oakland, CA 94604-2688.** BART is an equal opportunity/affirmative action employer and strongly encourages women and minorities to apply. **Filing deadline is 2 p.m., June 1, 1984.**

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The Administrative Office of the Courts, located in San Francisco, is accepting applications for the position of Systems Analyst in the data processing unit.

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MINIMUM QUALIFICATIONS: Three years of professional experience in data processing systems design, programming and implementation; and education equivalent to graduation from college. Knowledge of COBOL programming is required. Other desirable qualifications: extensive user contact experience in all phases of systems development; excellent verbal and written communication skills; experience in the use of the WANG VS computer, data administration or fourth generation software.

Please request application from: Administrative Office of the Courts, 350 McAllister Street, Room 3210, San Francisco, CA 94102. Telephone (415) 557-9251. Filing Deadline: May 30, 1984.

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FT. for Home Health Agency. Bilingual Cantonese preferred. Self Help Home Care. 640 Pine St. S.F. CA 94108. 982-9171 ext. 24.

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3. Mechanical Engineer/Naval Architect, GS-9 thorugh GS-12, $24,981 to $39,-519 per annum. Positions provide full support to mission of Engineering Office. (Note: U.S. Coast Guard license and sea experience highly desired)
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HEALTH CARE DEPUTY DIRECTOR OF ADMINISTRATION. South Cove Community Health Ctr., a comprehensive health ctr. serving Boston's Asian Commty, seeks to add Deputy Dir. of Admin. to our Senior Mgmt. team. Our 75 staff see 40,000 visits yrly w/an annual budget of $1.8 million. The Deputy Dir. will be responsible for internal mgmt. & for implementing mgmt. control syst. Successful candidate should be bilingual (Cantonese/English) & will have both an appropriate deg. (MBA/MPA) & 5 yrs. managerial exper. Compensation based on exper. Will be in the $30,000 range. Pls. send résumé & 3 refs by June 4, 1984 to Mr. Francis Chang, Executive Dir, South Cove Community Center, 885 Washington St., Boston, Mass. 02111. South Cove actively encourages minorities & women applicants.

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Lic'd for Home Health Agency. FT flex. hrs. Bilingual Cantonese preferred. SELF HELP HOME CARE. 640 Pine St. S.F. CA 94108. 982-9171 ext. 24

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HELP WANTED

East/West is looking for an aggressive and articulate salesperson for its growing advertising department. Heavy phone sales and some client contact. Knowledge of Chinese helpful but not necessary. Résumé to East/West, 838 Grant Ave., #302, SF 94123.

TRAFFIC AND LIGHTING TECHNICIAN
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Lead maintenance crew, repairing and maintaining street lighting and traffic signal equipment. Read and interpret plans; operate a boom truck and compressor; coordinate work plans with utility companies. Have a working knowledge of electricity preferably in street lighting. Have supervisory skills. Any combination of education equivalent to at least 3 years skilled exper. in installation, repair and maintenance of electrical and electronic equipment will be qualifying. Apply City of San Mateo, Personnel, 330 W. 20th Ave., San Mateo 94403 by 6/15/84. EOE

RN INTERVIEWER/RESEARCHER

National model community based long term care program for frail elderly seeks RNs for a 3 yr. research study. Min. qualifications: 2 yrs. clinical exp., CA PHN, BA-BS, bilingual English/Cantonese; research background preferred. FT & PT positions. Résumés to On Lok Senior Health Services. Attn: J. Shen. 1455 Bush St. S.F. CA 94109.

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LEGAL

STATE OF CALIFORNIA
DEPARTMENT OF CORRECTIONS
NOTICE TO CONTRACTORS

Proposals are sought for parking, roadways and miscellaneous work for the California State Prison–Vacaville, Solano County, California. Sealed proposals will be received at the Department of Corrections, Contract Services Unit, 630 K Street, Room B-116, Sacramento, California 95814, until 4:00 p.m., June 4, 1984, at which time they will be publicly opened and read.

The project is comprised of aggregate base for parking areas and service roads at the complex; additional gravel base for the service road connection to the existing California Medical Facility; fenced enclosures of electrical and mechanical utility equipment; irrigation water, paving and landscaping to complete Level III secured housing area; retaining walls and stairways to complete site grading within housing areas; miscellaneous permanent athletic equipment; and offsite irrigation supply consisting of water mains, turbine pumps, site work, fencing, miscellaneous concrete and electrical work.

Bids are to be submitted on a lump sum basis.

Plans and specifiations may be seen at the Department of Corrections, Contract Services Unit, 630 K Street, Room B-116, Sacramento, California 95814; at area builders exchanges; and minority associations in the project vicinity. Contact the Minority and Women Business Enterprises Coordinator, in the Department of Corrections, Planning and Construction Division, (916) 445-9548 or the Department of Corrections, Contract Services Unit, (916) 324-4914 for the location of State plan rooms in the project vicinity.

Plans and specifications and a bid proposal form may be obtained only from the Department of Corrections, Contract Services Unit, 630 K Street, Room B-116, Sacramento, California 95814. No bid will be considered unless it is made on the State's proposal form which is non-transferable.

A pre-bid conference is scheduled for May 30, 1984 at 9:00 a.m., at the construction manager's trailer at the Vacaville site. On-site inspections may be scheduled after the pre-bid conference by contacting Mr. Rob Robinson at (916) 442-3779.

Successful bidder(s) will be required to furnish a Payment Bond and Performance bond as prescribed by law.

Preference will be granted to bidders properly approved as "small business" in accordance with Section 1896, et seq., Title 2, California Administrative Code. Application for the preference must be submitted to the Office of Small and Minority Business, 1812 14th Street, Room 200, Sacramento, California 95814, not less than five (5) days in advance of the bid opening date.

Consistent with the Department of Corrections' policy to utilize minority and women-owned business enterprises in all aspects of contracting to the maximum extent feasible, the Department has established a minority and women-owned business enterprise participation goal of 12 percent of the contract bid price for this project.

The Department of Corrections reserves the right to reject any or all bids, to waive any irregularity in any bid, and to award a contract for any part or the whole of the project.

GENERAL PREVAILING WAGE RATES
COUNTY OF SOLANO

In accordance with the provisions of Section 17773 of the Labor Code, the Department of Corrections has ascertained that the general prevailing rate of wages applicable in the county in which the work is to be done is as determined by the Director of Industrial Relations effective the same date as the plans and specifications. Copies of the general prevailing wage rates are on file at the Department of Corrections, Contract Services Unit, 630 K Street, Sacramento, California 95814.

An unofficial estimate for the project is $1,100,000.00.

A 10% bid bond and prequalification of bidders per the Public Contract Code are required.

When Home Buyers Have to Evict Tenants for Their Own Occupancy

By DONALD D. DONG

SAN FRANCISCO – A common problem facing home buyers today is their concern about the prospect of having to evict existing tenants from a property they wish to buy and have available for their personal use.

The buyer is typically worried about the time and expense that might be required to repossess the property; and almost everyone has heard some horror story of what another buyer had to go through in order to get such eviction accomplished.

CONDITION

For purchasers of properties in areas without rent control or rent stabilization laws, a buyer would often attempt to bypass this potential problem simply by including in the purchase agreement a condition that the seller be required to evict the tenant, that the property be delivered to the buyer vacant at the close of escrow, and that such eviction would be a precondition for the buyer's performance.

However, in San Francisco, where a rent stabilization ordinance has been in effect since 1979, later changes have severely restricted the circumstances under which a seller-owner has the right or authority to bring about evictions.

An amendment of September 1982 very specifically defines the reasons available for a San Francisco landlord to evict a tenant:

1. tenant fails to pay rent;
2. tenant violates and fails to correct the violation of some agreement;
3. tenant becomes or allows a nuisance;
4. tenant uses the property for illegal purposes;
5. tenant refuses to renew a rental agreement more or less the same as an old agreement;
6. tenant refuses landlord reasonable access;
7. tenant has an unapproved subtenant;
8. landlord wants the unit for himself or his family.

Some buyers have thought that sellers can rely on reason eight (landlord wants the unit for personal use) to evict a tenant and provide the unit for the buyer to use, but such is not the case.

Buyers may use reason eight to evict a tenant only *after* they have purchased the property and want it for personal use. That reason, however, is not available to the seller who needs to sell.

Because of the complication just described, a seller of real property in San Francisco cannot readily accept an offer to purchase in which the buyer has placed a condition that the seller first evict a tenant before a sale can be closed.

OTHER SOLUTIONS

Because a seller must rely on the eight reasons stated for eviction, a buyer's requirement for the seller to evict a tenant cannot be certainly carried out. The agents and principals to such a transaction must seek other solutions.

The truth of the matter, locally, is that evictions are commonly done without great difficulty. Most tenants will be cooperative, given reasonable notice and time; and while there will always be problem evictions, they are a minority.

Buyers should realize that companies have long been available offering eviction services. Although the quality and cost of the work performed by such companies will vary, their general costs (usually $80–$400) and effectiveness have often proved to be worth using.

Finally, while a buyer cannot require a seller to evict a San Francisco tenant for the buyer's use, it may prove useful for a buyer to negotiate for some notification to be given to a tenant by the seller before a sale is closed.

A possible compromise requires the seller to notify the tenant that the property is sold and that the buyer intends to take the premise back for personal use after a buyer has obtained a loan. Such early notice will give more time for a tenant to relocate.

Generally, early planning and clear disclosures often help the sales process go smoothly.

(Donald D. Dong is a licensed broker and manager of American Realty & Construction Co. He teaches real estate courses for Anthony Schools of Northern California as well as City College of San Francisco.) □

Condos

continued from page 9

parking, mezzanine space potential on all floors, and separate metering of electrical and ventilation building systems.

Permanent financing at low interest rates will be available to qualified buyers from Ætna Life & Casualty and the City & County of San Francisco, through the Mayor's Office of Housing and Economic Development. Disbursement of funds is subject to satisfying all loan requirements of Ætna and the Mayor's Office.

Owner-users are to inject 20% of the purchase price as a down payment for their respective condominium units.

Rede-ASIAN Associates are currently pre-selling space and have available draft contract purchase agreements and exhibits for review and consideration.

ASIAN, Inc. is responsible for qualifying buyers for acceptance by Rede-ASIAN Associates and for financing from Ætna and the Mayor's Office.

(Small businesses interested in this opportunity should contact Michael Chan at ASIAN, Inc., 928-5910.) □

EVENTS

Now thru May 26
Artist Hanxin exhibition. California College of Arts & Crafts, Graduate Center, 5301 Broadway, Oakland.

Now thru May 31
"Through Japanese Eyes," exhibition of colored wood block prints or visiting foreigners from Europe and Asia. SF State University, J Paul Leonard Library. 469-1198.

Sat & Sun, May 26 & 27, 11 am–5 pm
Weekend seminar on playwriting by David Henry Hwang, author of *FOB* and *Dance and the Railroad*. Fort Mason, Bldg C, rm 200, SF. $75; preregistration advised. 885-2766.

Tues, May 29, 5:30–7:30 pm
"Doing Business with the Philippines," reception by Intl Trade Institute of Vista College; meet Philippine consul-general & Filipino American businesspeople. 2nd fl conference rm, Great Western Bldg, Center & Shattuck, Berkeley. 841-8431 ext 49

Tues, May 29, 7:30 pm
Free lecture/demonstration by Nancy Wang, MSW, introduces a six-week workshop; Asian Americans for Self-Integration and Assertiveness (AASIA). 2322 Divisadero St, SF. 922-5735.

Weds, May 30
Three-day training program on grant writing presented by the Grantsmanship Center. 1031 S. Grand Ave, Los Angeles, CA 90015. (213) 749-4721.

Wed, May 30, 7 pm
Richmond District Rainbow Coalition for Jesse Jackson neighborhood gathering. YMCA, 360-18th Ave (at Geary). Chester Mark 386-3955 or Alan Klein 387-4565.

Thurs, May 31
Minority Business Procurement Conference. San Jose Le Baron Hotel, SJ. (916) 442-9099. Glen Valenzuela, Calif Hispanic Affairs Council, 1901 Capitol Ave, Sacto, CA 95814

Thurs, May 31, 8 pm
SF Ethnic Dance Fest featuring Lily Cai (Chinese), Kalilang Kulintang Ensemble (Filipino) and groups representing Spain, Russia and South Africa. Herbst Theatre, SF. $6, $8. 392-4400 for tickets by phone; 474-3914 for information.

Fri, June 1
Deadline to purchase raffle tickets to raise money for Vincent Chin Legal Fund; grand prize is week in Hawaii for two; 50 other prizes, sponsored by AAs for Justice. Ticket information at 781-0408, 839-2888, (408) 287-9710.

Fri, June 1, 11 am
Mrs. Lily Chin, mother of slain Detroit draftsman Vincent Chin, honored by Demo Presidential candidate Rev. Jesse Jackson; several local leaders also speaking. Cameron House, 920 Sacramento, SF. 885-0087 (Jean).

Fri & Sat, June 1 & 2, 11 am–5 pm
Confab on "Korean Amerian Community in the 1980s: Emerging Issues, Changing Responses"; sponsored by UCLA AA Studies Ctr; panels in English & Korean; transportation for comm'ty provided. UCLA Ackerman Unnion (Fri); Faculty Ctr (Sat). Free. (213) 825-2974; (213) 825-1006 for transportation.

Fri-Sun, June 1-3, 11 am to 7 pm
Festival of the Lake urban fair; featureing displays of traditional crafts from different countries, incl Laotian, Polynesian, Japanese; also has parade food, music, art and dance demos. Lake Merritt, Oakland. Free.

Fri, June 1, 5 pm
Deadline to enter Filipino Cuisine contest, part of the SF Fair. $1 fee. Filipino Food Contest, c/o Filipino American Senior Citizens Society, 2948 16th St, SF 94103.

Fri, June 1, 7:30 pm
Fundraiser and awards ceremony for Asian Law Caucus honoring Mrs. Lily Chin, Yuri Kochiyama and Sui Ying Fong; Chief Justice Rose Bird keynote speaker. Palace of Fine Arts (Lyon & Marina), SF. $30 genl, $12 low income. 391-1655 or 835-1474.

Fri, June 1, 8 pm
Ethnic Dance Fest continues with Alleluia Panis (Filipino), Chinese Folk Dance Assn, Gamelan Sekar Jaya (Balinese), and groups representing int'l, Pan African and Spanish cultures. Herbst Theatre, SF. $6, $8. 392-4400 for tickets by phone; 474-3914 for information.

Sat, June 2, 1-4 pm
Exhibit and show of clothing and wearable art by Ellen Bepp, PJ Hirabayashi and Linda Ito, designers of Earthenwear of San Jose's Japantown; entire line available for purchase that day. 343-9198 or (408) 298-8668 for information and directions.

Sat, June 2, 2 pm
Asian Americans for Justice host comm'ty reception & raffle drawing. Mrs. Lily Chin honored. Oakland Chinese Community Center, 9th & Harrison, Oakland. Free. 536-2200.

Sat, June 2, 2–4 pm
Reception for Mrs Lily Chin, mother of racial slaying victim Vincent Chin. Oakland Chinese Comm'ty Ctr, 316 9th St, Oakland. 452-4963, 632-1989, 536-2200.

Sat, June 2, 6:30 pm
Fundraising dinner for Chinese for Affirmative Action building rehab; no-host cocktails followed by dinner at 7:30 pm. Terrace Rm, Fairmont Hotel, SF. $150 per person, $2,000 patron table; $5,000 benefactor table. 398-8212.

LEGAL

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79282

The following person is doing business as (1) CITY APPRAISAL SERVICE, (2) SAN FRANCISCO APPRAISAL SERVICE, (3) CITY APPRAISAL RESEARCH, (4) SAN FRANCISCO APPRAISAL RESEARCH, 495 Stetson St., Moss Beach, CA 94038.

Donald Hoffman, 495 Stetson St., Box 283, Moss Beach, CA 94038.

This business is conducted by an individual.

Signed: Donald Hoffman

This statement was filed with the County Clerk of the City and County of San Francisco on May 15, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 068328

The following persons have abandoned the use of the fictitious business name TAM'S RESTAURANT, 1382 9th Ave., San Francisco, CA 94122

Yoke Shan Wong, 3516 Broadway, Oakland, CA 94611

Mun Him Yee, 60 7th St., Oakland, CA 94607.

This business is conducted by a general partnership.

Signed: Yoke Shan Wong

This statement was filed with the County Clerk of the City and County of San Francisco on May 16, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79223

The following persons are doing business as SKY UNION LIMITED, 1558 Bush St., San Francisco, CA 94109

Kenneth Pang, 16th Floor, Flat D, Yen Kung Mansion, Tai Koo Shing, Hong Kong.

Louise Tang, 15th Floor, Flat A, 18-20 Village Road, Happy Valley, Hong Kong.

Remigen Co., Ltd., 1001A, Star House, Tsimshatsui, Kowloon, Hong Kong.

Raymond Lee, 492 37th Ave., San Francisco, CA 94121.

This business is conducted by a limited partnership.

Signed: Raymond Lee, Louise Tang

This statement was filed with the County Clerk of the City and County of San Francisco on May 11, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79332

The following persons are doing business as TAM'S RESTAURANT, 1382 9th Ave., San Francisco, CA 94122

Yoke Shan Wong, 3516 Broadway, Oakland, CA 94611

Kin Yee Wong Shil, 3516 Broadway, Oakland, CA 96611

This business is conducted by husband & wife.

Signed: Yoke Shan Wong

This statement was filed with the County Clerk of the City and County of San Francisco on May 16, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79246

The following person is doing business as TOKYO VIDEO RENTAL, 1998 Bush St., San Francisco, CA 94115

Tsugio Hori, 1998 Bush St., San Francisco CA 94115

This business is conducted by an individual.

Signed: Tsugio Hori

This statement was filed with the County Clerk of the City and County of San Francisco on May 14, 1984.

Pub. Dates: May 16, 23, 30, Jun 6, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79210

The following person is doing business as NANCY KINGSTON, 600 Montgomery St., 5th Floor, San Francisco, CA 94111

Nancy Eleanor Beith, 2020 Green St, Apt. 4, San Francisco, CA 94123

This business is conducted by an individual.

Signed: Nancy E. Beith

This statement was filed with the County Clerk of the City and County of San Francisco on May 11, 1984.

Pub. Dates: May 16, 23, 30, Jun 6, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79380

The following persons are doing business as PERFORMANCE AUTO REPAIR, 1900 Mission St., San Francisco, CA 94103

Jackson S. Wong, 520 25th Ave., San Francisco, CA 94121.

Sonya J. Wong, 520 25th Ave., San Francisco, CA 94121.

This business is conducted by husband and wife.

Signed: Jackson S. Wong

This statement was filed with the County Clerk of the City and County of San Francisco on May 10, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79192

The following person is doing business as FANTASTIC CO., 1562 Jones St., San Francisco, CA 94109

Hing Ki Tam, 1562 Jones St., San Francisco, CA 94109

This business is conducted by an individual.

Signed: Hing Ki Tam

This statement was filed with the County Clerk of the City and County of San Francisco on May 10, 1984.

Pub. Dates: May 23, 30, Jun. 6, 13, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 78996

The following person is doing business as SAN FRANCISCO SEWING CO., 1060 Howard St., San Francisco, CA 94103

David T. G. Der, 256 4th Ave., San Francisco, CA 94118

This business is conducted by an individual.

Signed: David T. G. Der

This statement was filed with the County Clerk of the City and County of San Francisco on May 3, 1984.

Pub. Dates: May 9, 16, 23, 30, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79067

The following person is doing business as: EWT TRADING CO. at 638 Kearny Street, Suite 301, San Francisco, CA 94108

Eddie W. Tsang, 343 Innisfree Drive, Daly City, CA 94015

This business is conducted by: an individual

Signed Eddie W. Tsang

This statement was filed with the County Clerk of San Francisco County on May 7, 1984

Pub. Dates: May 9, 16, 23, 30, 1984

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 077683

The following person has abandoned the use of the fictitious business name TOKYO VIDEO RENTAL, 1998 Bush St., San Francisco, CA 94115

Guang-Feng Hwang, 1645 Webster St., San Francisco CA

Signed: Guang-Feng Hwang

This statement was filed with the County Clerk of the City and County of San Francisco on May 14, 1984.

Pub. Dates: May 16, 23, 30, Jun 6, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 79136

The following person is doing business as CHOY WON BEAUTY SALON, 160 Waverly Place, Room 201, San Francisco, CA 94108

Hung A. Tran, 737 Bush St. #506, San Francisco, CA 94108

This business is conducted by an individual.

Signed: Hung A. Tran

This statement was filed with the County Clerk of the City and County of San Francisco on May 3, 1984.

Pub. Dates: May 16, 23, 30, June 6, 1984

FICTITIOUS BUSINESS NAME STATEMENT
File No. 78875

The following persons are doing business as HIM HON CAFE, 377 Ellis St., San Francisco, CA 94102

Jen-Ming Chang, 424 Jones St. #607, San Francisco, CA 94102

Delia Chang, 424 Jones St. #607, San Francisco, CA 9-4102

This business is conducted by a husband and wife.

Signed: Jen-Ming Chang

This statement was filed with the County Clerk of the City and County of San Francisco on Apr. 27, 1984.

Pub. Dates: May 2, 9, 16, 23 1984

華埠人語

申請轉校

★美國的家長都知道：公立學校良莠不齊。一些學校設備完善、師資優良。另一些學校却被形容爲「黑版蠻林」，老師經常爲學生紀律而頭痛，當然無法提高學生的學業成績了。在大城市如三藩市中，家長們都知道一些學校辦得比其他的好。以高中爲例，住在華埠的學生本來多被派送就讀加里利奧中學。但華埠家長會說：「我們希望子女能够進入魯和中學，可是他們的成績未及甲等時，退而求其次，也希望能進列治文區的華盛頓中學。無法進魯和跟華盛頓時，才不得不到加里利奧去。」

★因爲教育局以學生家庭所在地址而分配學校，一些住在華埠的家長希望子女進華盛頓中學就讀，於是出現報假地址或向親朋「借用」地址的情形。我們認識一位友人，已在華埠居住十多年之久，但他有一個弟弟住在二十五亞運由。於是把女兒的地址移往弟弟處，使她有機會進華盛頓中學。他弟弟害怕有人來查真相，每天晚上飯後必在客廳中安放一張摺床，三年中沒有一天間斷。直到姪女畢業中學升大學爲止。後來他對我們說：「三年來我沒有每晚給父母的靈位上香，却總不忘記替從不來住宿的姪女開床！」華人家長希望子女進較好的學校讀書，其中苦心由此可知。

★多年前因教局準備大規模的以巴士載學童返校，以達到聯邦法庭下令種族混和比例時，華人家長曾參加「反車載」運動。現在事過境遷，當時的參與者都能心平氣和地談論這件事。一位曾極力反車載的家長回憶往事時說：「我們昔日被種族主義者利用，忘了幾十年來華人學生被困在華埠的東方人學校讀書，無法打出華埠去。車載實有利少數民族。」他還打趣地說：「當時我有一個兒子就讀魯和中學。他每天還要提早一小時半起床，自己去趕巴士，中途還要轉車呢！」的確，家長們當時是反對把子女送去水準較低的學校，而絕不反對坐巴士到魯和中學上課。也可以說：在家長心目中，最要緊的是學校好，而不是坐巴士和不坐巴士的問題！

★今天三藩市的情況已完全兩樣。市內雖然仍有校車載學童到校，但已非全面性和强迫性。教局仍然依照家庭地址分配學校，但却讓家長們填一份轉換學校申請書（OERR）。從現在到六月十四日爲止，家長們可隨意到校領取這份表格，填上意欲報名的學校。教局收到這表格後，會按該校是否有空額來決定批准與否。但其中還有另一因素，那就是要看學校的學生種族比率。換句話說，如某校已有四成華裔，將不再考慮多收華童。

★雖然家長們都有填交「轉換學校申請書」的自由，我們還是希望家長們找時間訪問被派送的學校和欲轉往的學校，看看校中設備和一般情形，跟校長、老師們談談，才決定有沒有申請轉校的必要。（劉池光）

社論

評日裔平反案

二次大戰日裔被囚禁平反案的第三宗案件上週開庭，聯邦法官當奴．伏爾希下令開庭聆聽平林案件中的證供。

三宗平反案中，是松、安井兩日裔被告俱得直。在是松案中，柏德爾法官不但撤銷了美國政府在一九四二年向是松提出的控罪，更對該案證供作出了裁判，承認了證供的可信性，間接上是承認了美國政府於二次大戰期間利用歪曲事實、湮滅證據的手法來把日裔人士囚禁。

安井案中，巴隆尼法官僅撤銷了控罪，並沒有對證供作任何裁判。

現在平林案公開聆聽證供，是件可喜的事。是松、安井、平林三人被囚禁，簡直是毫不合理，法庭撤消控罪是理所當然。但更重要的，並不是三人違反禁令而被囚禁，而是把十多萬日裔無理關入集中營。平反案件的證供中，指出了美國政府在二次大戰期間對日裔作出的種種罪行。假若法庭承認了這些證供的可信性，將會是平反案的一大勝利。

我們不但要政府認錯，更要使它承認錯在那裡，好使二次大戰集中營的慘劇不會重演。

讀者來信

兵役登記

本市讀者葉瓊燕問美國兵役登記年齡是十八歲還是廿一歲。拿綠卡尚未入籍者是否也要登記。

（答）美國現在沒有強迫兵役制度，但政府法例定凡男性公民及外籍永久居美者（包括持綠卡人士）年屆十八歲時應自動登記。但以非移民簽證來美之外籍人士免登記。登記表格在各郵局有備。法例指明拒登記者可罰欵高至一萬元及判五年內徒刑。

家長們應知道這只是一項登記手續。若政府不恢復強迫兵役制度。登記者不會被徵入伍。

天下茶座

油輪遇襲

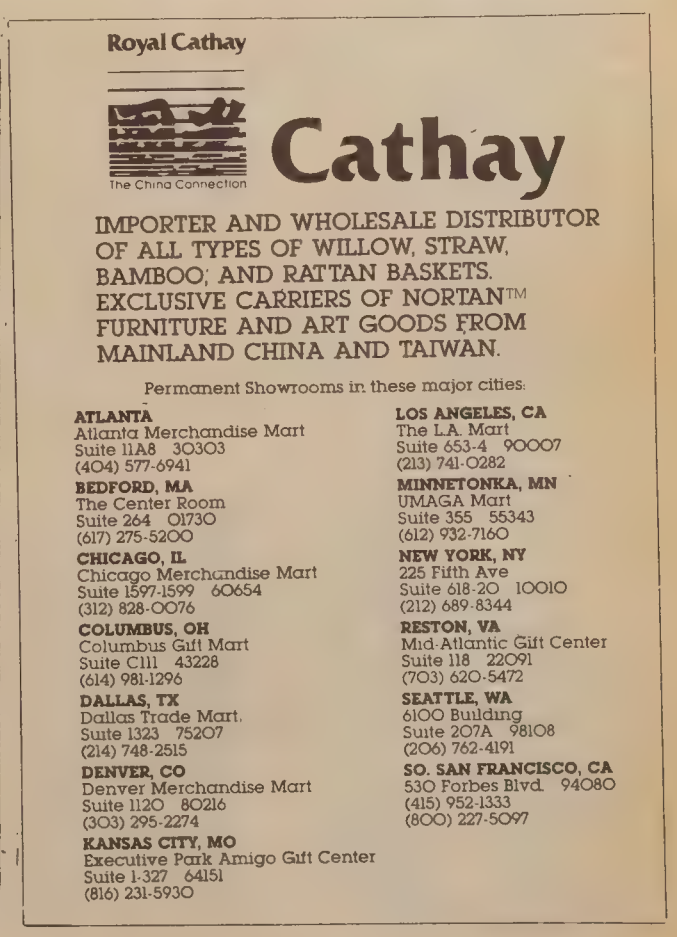
伊朗和伊拉克兩國戰事已打了四年多，最近雙方争相襲擊在波斯灣的外國運油船，使中東局面突形緊張。今天我們在茶叙談論這件事。甲君說：「兩伊争執的是邊界上的一些土地。那裡多是沙漠地帶，經濟價值本來不大。不幸近年碰上伊朗由哥曼尼教主執政，採取一系列偏激政策，其中包括對伊斯蘭教義中一些解釋，遷怒了鄰國伊拉克（也是伊斯蘭國家）。結果無法避免一戰。可是想不到他們會擴大戰争，襲擊外國油輪。」

乙君：「對世界局面來說，有什麼影響呢？」

甲：「波斯灣鄰近六國上週已舉行緊急會議，呼籲兩伊抑制軍事行動。並稱將循阿拉伯聯盟和聯合國途徑尋求解決辦法。」丙君插話說：「阿盟如無法調解，聯合國有什麼能力？」

甲君繼續說：「這爆炸性的局面若讓它發展下去，對全球各地都有影響。首先我們知道，這是世界上的大產油區，波斯灣不太平，油價會馬上暴漲，影響能源、工業、金融至甚。再說，世界上依靠該油源的國家如美英法日等若插手，出動艦隊戰機保護船隊，可能介入戰事。到其時蘇聯採什麼行動，極難預料。如果大家都不加抑制，中東地區有引致又一次世界大戰的可能。」

朋友丙君歎了一口氣說：「近年中國人民在文革中，深嚐偏激政權和偏激政策之苦。相信都會同情今天伊朗人民的處境。伊拉克領導人雖致力改善民生，但尚乏靈活策略，無法擺脫這場戰争，使人民同樣受苦。他們襲擊外輪，相信是希望把戰事擴大，讓鄰國不再袖手旁觀，外國給予援助或積極參予調停工作。總的來說，中東告急，對全世界沒有一點好處。」（陳志福）



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全英文每千十六元

秦儒

九十三、泰山

中國有幾座名山，被封爲「五岳」。它們按地理環境分東、西、南、北、中（崇高的山嶺稱嶽，嶽和岳字通用）。東岳（在山東境）爲泰山，西岳（在陝西境）爲華山，南岳（在湖南境）爲衡山，北岳（在山西境）爲恒山，中岳（在河南境）爲嵩山。在古代，以日出東方，得春最早，爲萬物發育之首，泰山在中國東部，被尊爲「五岳之長」，「五岳獨尊」，還有稱它爲「五岳大帝」的。帝王登基，或太平年頭，皇帝都要舉行封禪（封是祭天，禪是祭地）大典，祭告天地，多到泰山。最早秦始皇就曾上泰山，「史記」上有他刻石頌功德的記載。其實泰山的高度，海拔只一千五百多米，它低於華山和恒山，在五岳中只應排第三位，不過地因人貴就是了。

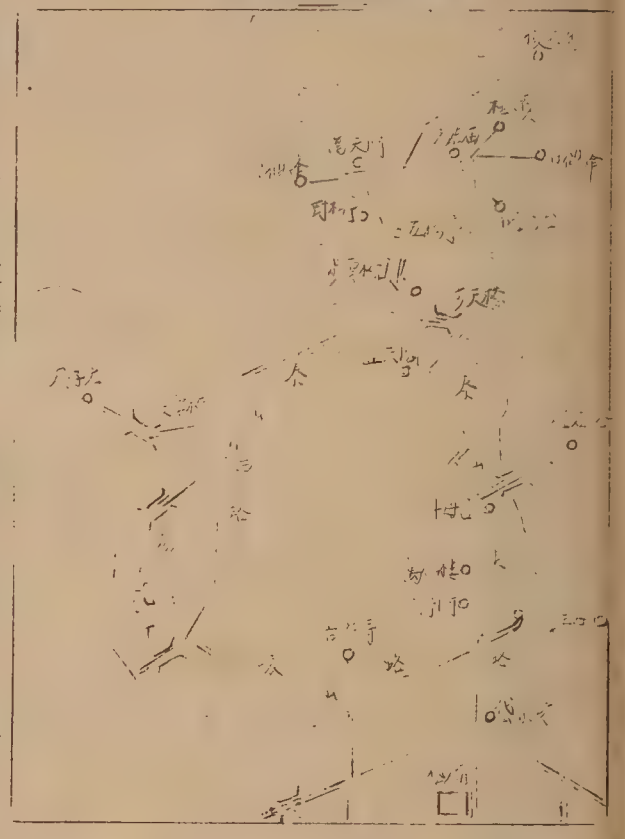
泰山古時稱岱山，又名岱宗，到春秋時代，才改稱泰山。孔子「登東山而小魯，登泰山而小天下」，足見那時中國開發的地方還不大（所以天下是那末小），在那裡就覺得它非常廣博，推崇備至了。泰山在山東省中部，綿亘濟南，泰安和歷城三縣之間，面積五百多平方方里。主峰則在泰安縣境內。過去遊泰山都是乘津浦鐵路（天津到浦口—南京對岸，現在修建了長江大橋，它變成了京滬路的一段）在泰安縣下車，住在縣城裡，就從岱廟開始他的遊程。

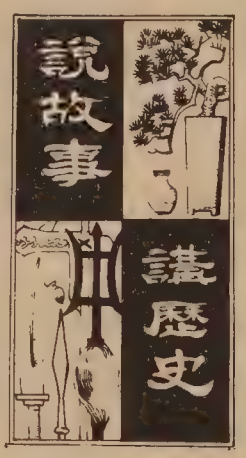
據土質科學的記載，泰山成山，距今有二十五億年的歷史，屬於太古代，是一種片麻岩構成的斷塊山地。所以山形氣勢雄偉，峰巒突兀峻拔，在中國名山中是很少見的。它見于文字歷史也最早，秦二世詔書石刻（公元前二〇九年），現在還存有殘石，可爲見證。漢武帝（公元前一四〇—八七年）對泰山景物的壯麗，曾經歌頌它：「高矣！極矣！特矣！壯矣！赫矣（顯盛的意思）駭矣（驚險的意思）惑矣（奇巧的意思）！」把所有形容奇偉的字眼都用遍了，但是這也算是一個總結，唐代詩人李白、杜甫都有詠泰山詩，李詩是「憑岩望八極，目盡長空間。」杜詩是「會當凌絕頂，一覽衆山小。」都是極言其雄偉的。過去有人把它比爲中國的山岳公園（像加州的優山美地國家公園 Yosemite National Park），也有把它說成是天然的歷史藝術博物館的。

過去登泰山分東西兩路，到中天門會合直上山頂，全程二十幾華里，不過都是砌的盤道，有人計算過，高達六千多級，說得上「直上青雲」，南天門才接近頂點。石盤路上，重巒疊嶂，峭岩怪石，千姿萬態。沿途峰迴路轉，越上越險，越險越奇，果有「天門一長嘯，萬里清風來」（李白詩）的感受。

報載現在當地政府已將泰山和曲阜孔陵列爲開放觀光地區，據說泰山的登山盤道也整修過了，還能從山脚乘公共汽車直達中天門。不過在想像中，從遊覽着眼，便則便矣，但作爲探幽尋勝，難免有走馬觀花的缺陷。本章仍按循山道的遊程，景物都能夠寓目，我想對觀光的嚮導，還是比較適用的。

泰山遊覽路綫簡圖





胡靜廬

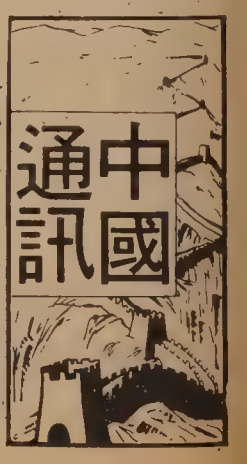
第十七章　呂后專政（一）

我們在第十四章二節裡，談過山東單父（今山東單縣）呂公見到劉邦相貌堂堂，人才一表，便把女兒呂雉許配給他。過門以後，劉邦做了亭長，呂雉帶着兒子劉盈（後來的漢惠帝）、女兒魯元在鄉間耕作，完全是個勞動婦女。後來劉邦亡命在芒碭之間，她一直呆在家鄉，艱苦度日。到了楚漢戰爭，劉邦在彭越被項羽擊敗，劉邦的父親和呂雉從家鄉逃走，又被楚軍俘虜。直到楚漢戰爭接近尾聲，劃鴻溝爲界的短暫休戰時間，他們才被釋放回歸漢軍。直到公元前二〇二年，劉邦擊滅項羽，即皇帝位，呂雉受封爲皇后。她的政治活動，應該算是從此時才開始。

封建時代，長子繼承是天經地義。但是在朝廷中，封立太子，王位繼承即是歷史上宮廷中的政治鬥爭的焦點。「母以子貴」，同樣是封建社會的倫理觀念。在普通人家，已經非常重視，在王朝內部，便更其尖銳，所以呂后的政治活動，首先便是圍繞着廢立太子的問題展開的。

劉邦稱帝後，長子劉盈照例受封爲太子。但是劉邦長年在外作戰，呂后年紀大了不能隨軍。劉邦在定陶得了一個美人叫戚姬，非常寵愛，她也生了一個兒子取名如意。因爲她隨劉邦行動，便恃寵糾纏着劉邦要廢掉太子，另立她的兒子繼承。同時劉邦也認爲劉盈「爲人仁弱」（厚道懦弱），也有了這個念頭。呂后是一個身經憂患，經過大風大浪的剛毅女子，聽到這種消息，當然不能眼看自己的地位動搖，兒子的天下被奪。據史書上記載，她對朝裡面的大臣極力拉攏，尤其是蕭何、張良這些元老重臣盡心籠絡，甚至紆尊降貴去「跪謝」他們。因此這些老臣都維護她。再三去諫勸劉邦，放棄廢立的主意。可是劉邦執意很堅，看來沒有挽回的餘地。漢十二年（公元前一九五年）他帶病親自擊破黥布叛軍，回朝後病勢更重，就想把更換太子的心願實施了。這時呂后用了張良的計劃，把商山四皓（秦末時的四個賢人，隱居商山，四人都是八十多歲，鬚眉皓白，人稱之爲商山四皓）請了出來，陪伴着太子劉盈去見劉邦，劉邦問四皓爲什麼幾年來對他的邀請，始終逃避，如今却和劉盈在一起呢？四老回答說：「陛下輕士善罵（像毛澤東一樣把知識份子罵成臭老九），臣等義不受辱。太子爲人仁孝，恭敬愛士，所以我們願意爲他效力。」劉邦聽了，覺得「群心皆不附趙王」（劉如意已封爲趙王），便告訴戚夫人：「我欲易之，彼四人輔之，羽翼已成，難動矣！」劉邦終未能更立太子。他後來對戚夫人作楚歌一首，表示他無可奈何的處境：「鴻雁高飛，一舉千里；羽翼已就，橫絕四海，當可奈何！雖有矰繳（讀如增灼），射鳥的弩箭）尚安所施！」

漢高帝劉邦擊黥布中流矢，不治身死。劉盈承襲帝位，稱孝惠帝；體弱多病，呂后便開始參與朝政，把大權掌握到自己手裡。封建朝廷的內部鬥爭，便從此尖銳化了。



★台北訊：蔣經國與李登輝，廿日在陽明山中山樓宣誓就任第七任正副總統，有高級政府官員、民意代表、外國使節及外賓千餘人參加典禮。

★香港訊：匯豐銀行宣布將有利銀行以一億四千五百萬港元售予萬國寶通銀行。有利銀行爲目前有權印行港幣的三家銀行之一。

★漢城訊：南韓最高法院駁回劫機案六名被告的二審上訴。南韓可能稍後將六名來自中國大陸的劫機者驅逐往台灣。

★華盛頓訊：美國裁軍署公布，八二年度北京之軍費開支爲四九五億美元，在全球國家中僅次於蘇、美。台北則爲三十六億，居第二十五位。

★台北訊：蔣經國接見代表教宗約望保祿二世訪台之教廷財務委員會主席羅西樞機主教。

★倫敦訊：香港行政立法兩局議員前往英國反映香港對九七前途的民意屢遭挫折後，十五日晉見英相戴卓爾夫人，要求英國在九七年後保留部分控制權。

★台北訊：十五日晚高雄發生警察與黑社會槍戰，警方人員二死三傷，疑兇與四百名警員僵持十二小時後投降。

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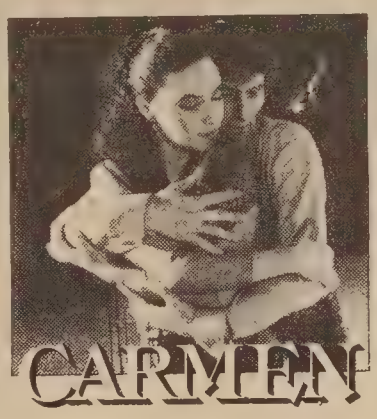
『卡門』的舞蹈與愛情

卡路斯梭拉（CARLOS SAURA）的「卡門」（CARMEN）榮獲提名競選本年度奧斯卡最佳外語片獎，結果敗給英瑪褒曼的「芬妮與阿歷山大」。英瑪褒曼是電影大師，他流露的人生觀無疑成熟豐富，後起的卡路斯梭拉的表現却未能使得奧斯卡的評判團懾服。在「卡門」中，梭拉只專心探索舞蹈與愛情，儘管梭拉牽涉的範圍較爲狹窄，我覺得「卡門」的成績還是相當美滿。

我們都熟悉比材的「卡門」，歌劇裡的樂曲常令聽衆心醉。今次梭拉重新在銀幕上演繹「卡門」，並不是沿襲歌劇形式，而是採用西班牙的佛林明哥舞，「卡門」本來是一個激情的故事，改用熱情奔放的舞蹈表達出來，更能傳達原著的精神。「卡門」的男主角安東尼奧基逖斯就是片中的舞蹈編排，他小心鑽研原著和劇樂，完全掌握到應有的氣氛，無論是烟工廠的熱浪、卡門的狂野和嫵媚、小酒館的喧鬧、鬥牛勇士的囂張、賭窟的烏烟瘴氣、荷西絕望的戀愛，基逖斯只運用小小一間練舞室，已經傳遞了種種情緒。



佛林明哥舞的節奏極爲急促，完全用歌劇的樂曲襯托，可能顯得太慢，舞蹈員要在音符之間逗留。基逖斯請來了一個結他手編曲，靈活地把西班牙歌曲混合到劇裡，我們完全不覺得畫蛇添足。等到他再用原劇的歌曲配合舞蹈，我們更驚異於歌舞的調和。基逖斯也沒有順序播放歌劇的音樂，第一幕結束時他便選用了間奏曲，第二幕開始時才讓卡門唱出HABANERA，更加突出他對劇情的獨特見解。看「卡門」時，除了人體的擺動令我們目眩心惑，我們更像聽一個專家講解舞蹈的心得，實在獲益不淺。

當然，我們也不能忽略片中濃烈的愛情。基逖斯本來只想明智地編舞，偶然在舞蹈學校遇到適合卡門個性的女主角，經過兩次排練，竟然不自覺代入了荷西的處境。梭拉沒有詳細分析這段感情的發展，愛情本來就不可以用理性衡量。卡門並不是一個完美的女性，她就像歌劇的女主角，放蕩不羈。原來她已結婚，藉着基逖斯的經濟支助，她擺脫了前夫的騷擾，仍然不肯安定下來，暗地裡與其他男子相好，却聲稱自己忠於基逖斯。基逖斯明知她在說謊，却寧願把謊言當作真話。梭拉剖開了愛情的苦澀面，短暫的歡愉，只能換回長久的苦痛折磨，愛情却像毒癖，不輕易用藥治癒。一旦捲入愛情的漩渦，心境再難保持平靜，只好任由感情沖激自己的情緒，直到再分不清楚歡笑和悲憂。

未看「卡門」，我以爲梭拉著意說故事，舞蹈只是附庸，想不到他的焦點却在舞蹈，情節反變成註脚。「卡門」用舞蹈做主體，功勞應該完全歸於舞蹈編排嗎？答案也不盡然，要讓情節和舞蹈水乳交融，還是得看導演的功力。梭拉的手法經濟有力，現實生活裡卡門和姬絲汀的對峙，怎樣化成戲劇性的衝突，舞劇裡荷西和卡門愛恨交纏，如何搬演到現實生活裡，梭拉說來都有層有次，他却無意說一個完整的故事，往往只用幾個簡潔的鏡頭，便交待了千言萬語。我只是覺得結尾有點突然，梭拉有權把現實與戲劇融合，使觀衆疑幻疑真。只是戲劇世界裡荷西的妬意達到顛峰狀態，現實生活裡基逖斯還未致要把卡門置諸死地，排練舞蹈時，基逖斯把卡門刺斃，梭拉徐徐把鏡頭拉開，悄然退出整個事件，我始終覺得意猶未盡。　柯惟得

西雅圖守護天使
在美加城市巡邏

（西雅圖訊）有一個叫做「守護天使」的志願組織在美國和加拿大主要城市街道巡邏，以阻止犯罪活動。最近，該組織有意在西雅圖的國際性地區執勤。雖然該社區並不反對這一建議，但許多人感到無此必要。

國際地區急救中心主任是Donnie Chin强調說：「我們需要雙文化和雙語人員。『守護天使』巡邏隊不適合此地區，因爲他們不會說該處通用的語言。」此外，陳君還指出，他的組織爲病者、傷者提供緊急治療，也處理火警事件。而「守護神」重點在判止犯罪活動。國際地區急救中心由醫務人員和志願者組成，一年接到緊急電話二萬五千次以上。

「守護天使」巡邏隊於去年十二月成立西雅圖分隊。分隊訓練員倫迪·羅吉斯承認該隊隊員中少數族裔甚少。他認爲目前人們還不瞭解其組織，難以在少數族裔社區內發展。

「守護天使」號稱有五千名隊員，分散在美國四十七個城市和加拿大三個城市。在紐約市據稱有一千名隊員。他們以穿恤衫，戴紅色「貝雷」帽爲標誌。但不少人對此組織的存在提出異議。

社會安全問答

問：我現在領取社會安全退休金，打算搬去外國，我還可以繼續領取退休金嗎？

答：如果你是美國公民，無論在國外逗留多久，都可繼續獲得社會安全退休金。如果你是某些國家的公民，亦是同等看待，因有一些國家是不准許我們寄上支票的，詳細情形請向任何社會安全局詢問。

問：數年來我代表一位朋友代收社會安全退休金，我將會他遷，不能繼續作爲代收人。我朋友的退休金支票應如何處理？

答：你應該把你朋友全部退休金交還給社會安全局，包括存款或投資的本金和利息。在某些情況下，社會安存局可能會叫你將退休金交回受益人或另一位新代收人。

—本專欄由社會安全華埠分局供稿—

食家談吃

秦儒

一四五　道地的東北菜

東北氣候嚴寒，一年有九個月可以吃火鍋。據說火鍋就是從東北傳入內地的。最早是由成吉思汗一元太祖鐵木真，爲元朝開國之主，公元一二〇六年即皇帝位，平西遼，滅西夏，攻破俄羅斯聯軍，威震域外）創始，目蒙古傳到了東北，經過在那裡百多年的革新，才成了現在的型式，有鍋有爐，成爲冬季家庭的恩物。在南方的菊花鍋，打邊爐種種方式，都是後來演化出來的，僅僅烹調內容有些區別，火鍋本身的變動并不大。

東北的習俗，無論貧富，都講究吃火鍋。瀋陽有句俗語：「家裡的火鍋子，家外的車伙子」這有兩種解釋，一說是說東北人在家裡離不開火鍋（天氣冷東西要熱吃）出家門離不了用車子（雪沒冰封，沒有車行路困難）。另有一說法是火鍋子是無底洞，什麼山珍海味，園蔬時饈，都可以煮進去，車伙子運雜貨，什麼都要偷，然而不管怎樣解釋，東北人對于火鍋的重視，就不言而喻了。

東北人最普通吃的是酸菜火鍋，白肉血腸。這種酸菜，既不像四川的泡菜，也不像潮州的酸菜，因爲它不是泡的，又不是醃的，而是所謂漬的（大白菜用開水泡過，就堆壓起來，經過一段時間任其發酵變酸），漬的菜酸味不重，菜味猶存，切成極細的菜絲，在火鍋裡烹製，簡直像銀絲一團，清香四溢。酸菜火鍋一般都用白肉、血腸，白肉是用猪肉煮到剛熟，刀工好的，切成像薄紙一樣，勝過南方人的技法。血腸是東北特有的，它用腸衣（用猪小腸刮去內層的油脂即成）貫入血清。血清（Serum）即用猪血加工的，即是從血液中提出一種澄清的液體。民間一般的做法，將猪血盛在一個盆子裡，稍加食鹽，然後盡力的繅和，便靜置下來，於是血液中的蛋白質，因酵素的作用，就會變成纖維素把紅白血球纏固起來，凝成血塊，這種血塊便會滲出透明淡黃的液體，這便是血清了。把血清配味，注入腸衣，就像普通的香腸一樣，煮熟之後，就可切成像瑪瑙般的晶瑩的片子，和白肉都投入火鍋，這便是道地的東北白肉血腸酸菜火鍋，滋味極其鮮美，尤其在寒帶氣候中，熱氣蒸騰，吃了更是滿身舒暢。普通民家，并不做血清，他們是用猪血加水和稀，配上作料，直接灌入腸衣，據說味道更爲濃厚。

上等的火鍋，正如俗話所說，佐料是無竟無休的。松花江的白魚、蟹腿、蛤蜊、魚翅、刺參（渤海灣及海參威一帶產的一種帶刺的海參）這是海味、山鷄片、鹿、脯、蛤士蟆（東北特產的一種紅腹蛙，腹部上有脂肪塊，富營養）等算山珍。至于鷄肉、牛羊猪肉，就不用說了。因此，在中國，無論南北地方的各種火鍋，涮鍋，都無法和它匹敵的。

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『心病』還需『心藥』醫

據說中國古代有位良醫，姓王，外號稱他爲「王大善人」，甚爲當地老百姓敬重，他爲人治病的方法很特別，而效果非常靈驗。在診治開藥以前，王大善人總是先要問，病人家裡生活的一般情形，以及與親友之間的關係種種，當他覺得病人可能遭遇人際關係方面困難之時，總是好言相勸，以智慧之言加以開導安慰。

這段故事反映出過去中國社會中一個事實：過去中國是沒有所謂心理醫生或心理治療的，其實「心理治療」即使在西方社會也祇是這幾十年以來才興起，不過在當代西方人中尋求心理治療已成爲十分普遍的現象，而在中國人中却少之又少。前面所說的「王大善人」明裡是醫生，暗裡却代替了心理醫生的職責哩。

過去的中國人遇到個人精神或家庭方面的困擾之時，通常先去求神拜佛，再不然就是到那里去尋訪德高望重的長者，爲之排除糾紛，指點迷津。再者，中國人一向所具有的保守風氣，使他們始終懷有「家醜不可外揚」的態度，於是有心事之時只顧積壓在心裡，越壓越重，最後心裡的痛苦影響到生活的健康，各種病痛都可能發生，演變成一種惡性循環，最後竟分不清到底是「心病」抑是「體病」了。

中國人有病痛必定看醫生，但有心病却絕大多數不敢外揚，結果越拖越重，本來只是小病，祇不過是心情鬱悶，精神不濟而已，到後來却可能發展成不正常的心理，甚至行爲詭異，嚴重者甚或招致與現實脫節，到了衆叛親離的地步。

「預防重於治療」，這是無可否認的事實，既然如今像前述的「王大善人」之類的智者已不易多得，而求神問佛也未必見效，生活在廿世紀的美國社會，最直接的解決辦法應當是去找一位懂心理問題的專家談談。這種心理輔導醫生，他們有的是研究心理健康的專業人員，有的是接受過社會工作訓練的輔導員。這類顧問人員的長處是他們完全站在客觀的第三者立場爲你分析你的情況，爲你解析你的心理癥結所在，他們與你是陌生人，與你的生活圈子毫無關係，更無利益衝突，所以不可能產生任何私人上的是非糾紛，也不會像親友一般以批判或猜疑的眼光來看待你，而且，有關一切你傾吐的內容基於職業道德，顧問們絕對地完全爲你保密。

心理治療的目的是爲你澄清你自己混亂的思緒，協助你尋獲解決疑難的途徑，並且從旁爲你打氣，給你鼓勵，爲你扭轉情緒，得到啓發，尋找到新的方向。

當你長期莫明其妙地覺得疲倦，或者無端亂發脾氣，或者食慾大退，或是家庭糾紛、夫婦失和之時，都是應當注意的時機，儘快預防情勢惡化，這時不妨找個專家協談一下。

目前在華埠內爲華人提供這類服務的機構主要有這幾個：長老會金美倫堂的社會服務部（781-0401），男青年會的家庭服務部（982-3922），以及東北心理健康中心（398-2266）。這幾個機構都有會說粵語及英語的輔導顧問，收費合理，依個人入息而訂，經濟有困難者可以免費。

（長老會金美倫堂供稿）

金山客批世情

＊罪與樂

美國有六座不設防監獄，囚犯享受舒適，無人肯越獄。

金山客曰：有部世界名著叫「罪與罰」；此等舒適囚犯，則可寫部書叫「罪與樂」。

＊善跑

蘇聯以安全問題，不參加在洛杉磯舉行之奧運。

金山客曰：美國方面，亦確難保證，因爲選手多爲善跑之輩，「跑了」如何？

＊女穿男裝

紐約時裝新潮流乃女子穿男裝。

金山客曰：如男子穿女裝，則謂之「人妖」。

社區新聞

★原於十五日在拜仁街八五〇號舉行之小販及售物車執照公聽會，因問題牽連太廣，警方延期至八月七日舉行。

★屋崙中區衛生局將於六月四日起舉辦免費粵語孕婦指導班，爲期四周，逢周一下午一時半至三時舉行。地點在屋崙中區衛生局，在廿七街四七〇號，詢問請電八七四六七二四雷姑娘。

☆美國衛生總局撥款委托史丹福大學及加州健康服務局在四年內完成在三藩市及灣區的華裔生活習性及健康調查。史大請接獲收集資料電話之華裔惠予合作。任何疑問，可電（四一五）四九七—五四六〇史大 Dr. Alice Wittemore 查詢，由對方付電話費。

★三藩市華人籃球隊將於四月廿五日前往波士頓參加第四屆全美華人籃球錦標賽。

★華埠女青年會美谷班（國粵語）在六月四日開課，講習皮膚護理、面部按摩、修甲修眉，及選用化粧品常識，由勞安娜女士任教，逢周一、三下午六時半至八時上課。可電三九七—六八八三查詢。

★「灣區移民及難民權益服務處」逢每月第一、三週的星期四下午五時半至七時半在華埠企李街九六五女青爲低收入家庭提供有關移民、入籍等免費諮詢服務，並代填申請表格，有雙語人員傳譯。詳電三九七—六八八三詢問。

☆國際婦女英語中心（ECIW）今年的夏季英語精修課程，將邀至柏克萊大學舉行，爲來自非英語國家婦女的口語及寫作水平而設計。四周的課程由六月十四日起，八周課程由七月十二日起，可電六三五—二四九九查詢。

☆佛禪會五月廿七日下午一時半在華盛頓街七二〇號由唐良謙主講佛祖禪宗菩提妙理。

★聯合銀行董事長譚炳城宣佈，該行調升三位人員出任高級行政職位。

原任會計部主管現年廿八歲之 Sonia M. Castellanos 升任會計部副總裁。原任會計師之 Curtis Tung，廿七歲，升任會計助理副總裁。廿七歲之 David Woo，原任副總裁及會計經理，現晉升爲財政主管兼副總裁。此外，該行並聘廿八歲之 Garrett Lambert 爲董事長助理。

☆聯邦衆議員巴巴拉博沙提議郵政總局發行金門大橋五十周年的紀念郵票。金門大橋建於一九三七年。

☆美南第一華人浸信會主任牧師區穎寧博士在二十日接任柏克萊「工人神學院」院長。區博士現任三藩市警察總部牧師，三藩市西人基督教聯會副主席。

☆士德頓街一五二〇號東北衛生服務處在五月廿四日上午十至十二時舉行免費電影欣賞，茶點招待，歡迎各界參加。

該處康樂中心逢星期一至五上午八時半至下午四時半開放，免費服務包括量血壓、磅重、量高，及供應書報及衛生教育小册子，並可閒坐談天，下棋及喝茶。

★東北衛生處由五月起擴大免費爲市民量血壓服務。每周一至五，市民可前往士德頓街一五二〇號該處三樓量血壓，不必預約。該處同時並有健康刊物及達百種健康電視片供應。

★黃靜山律師現已成爲西雅圖 Keller, Rohrback, Waldo, Hiscock, Butterworth & Fardal 律師行合夥人，執業的事務主要是地產及專管延期賠償。

黃靜山在耶魯大學畢業後，一九七九年獲得賓夕凡尼亞大學法學學位。

華埠建公園問題

（接自中文版首頁）

十萬元用於建造一個大的花園。馬勞伊在聯席會上保證，該計劃的目標在餘下的五年內一定實現。他指出，目前的障礙是難以在華埠購置一塊較大的土地。馬勞伊透露，局方目前正在和位於跑華街一一二三號的韓國衛理公會談判。該地點是擬定建大花園的地點。

接着，馬勞伊宣讀局方負責購地的財產主任華里·威爾的一份報告。報告指出，市長已出面干預，所以長期以來似乎毫無進展的談判，目前正在積極進行之中，並預料會有具體結果。

會後，黃鴻銳告訴本報記者，他的組織決不會就此罷休，他們仍然准備和律師磋商，可能提出控告。（張秉頤譯）

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教你如何檢驗住屋

（本報羅拔得永報導）地產經紀人和房屋檢查專家周勵祺（Jim Yuen）說，買房子時，不能祇看外表，要檢查隱患。周君最近著書，書名是「買屋手册：如何檢查住屋？」（The Buyer's Guide: Inspecting a Home or Income Property）

周君在該書中說：「買屋者往往不知道新屋或舊屋的問題所在，或可能產生什麼問題。」他强調購屋者需要專業人員來檢查和估價。檢查範圍包括屋頂、地基、渠管系統、電氣、機械、牆、天花板、地板、設備、安全裝置、能源、水壓、和房屋增建部份。

從事住房營造達十六年的周君，列出幾項買屋前要做的步驟：

㈠和房屋估價處（Assessor's office）取得聯系。可以電話聯系或親往查詢。事先最好取得屋主的書面同意，允許你查閱物業記錄。房屋估價處的資料一般來說是公開的。

㈡去當地建造部門查閱檔案，以確知曾否有人向業主提過重大投訴，以及確定建造許可證仍屬有效還是過期了。

㈢到當地衛生局查詢該屋曾否有大的投訴記錄，尤以購買有三個以上單位的公寓時，要特別注意這點。

㈣與當地水務局聯系以確定水壓是否正常。

㈤如你懷疑煤氣裝置不佳，要與煤氣公司顧客服務部門聯系。

㈥請聲譽可靠的蟲蟻控制公司檢查房子。

㈦檢查房子時須帶下列工具：電氣分析儀、水壓計、夜燈、螺絲批、捲尺、電筒、檢查項目單和照相機。

「買屋手册」規定購屋前的檢查包括四大部分，就是結構、電氣、渠管系統和機械部分。

房子結構牢固與否最爲重要。房子應能抵擋大風和一般地震。需檢查的部份爲：地基、屋頂、通風、水溝、下水管、樓梯、牆、火花捕捉器等等。周君提醒買屋者察看天花板和牆上是否有斑漬，斑漬往意味着屋頂或牆可能漏水。此外，還需在地板上走動以檢查地板是否鬆脫。要提防屋主用地氈遮蓋地板的毛病，和用牆板掩蓋缺陷。

電氣檢查包括是否符合全國電氣條例、綫路系統、電力負荷、總開關位置、斷水斷電的總開關，總掣箱等等。

「渠管系條例」涉及到引水管和排水管的標準。其規定因地區不同而異。所以要向當地建築部門查明規格。管系檢查包括水壓、存水彎、管道、接頭、熱水器、排水器和排水管。

「統一機械法例」規定了加熱、通風、冷却和冰凍系統安裝及維修的全部要求。買主要查閱當地建造部門的規定，以確定安裝設備符合要求。有些房主沒有領到許可證而增建房屋。買主必須向當地估價局查詢，以確定增建部份是否合法和符合標准的。

周君指出：「法律規定，地產經紀人應說明他所瞭解有關房屋的一切情況。」買主如果發現被隱瞞，可以控告地產經紀人。同樣，如果賣主不把房屋的缺陷告訴地產經紀人，也可能被控告。　張秉頤譯

購買房屋的交吉問題

曾宏銳

在今天，想購屋自住的人士，一定關心能否使原有的住客遷出。在這方面要費的時間和金錢，很是叫人擔心。何況大家更聽過不少別人收屋自住的可怕經驗。

在沒有租金管制或「穩定租值法例」的地區，買方只須憑買賣合約，就沒有麻煩，因爲賣方必須負責請住客遷出；樓房交吉了，才能完成買賣手續，經紀人也會幫助買賣雙方解決問題。

但三藩市地區，在一九七九年就製訂了「穩定租金法例」，並把賣屋業主驅逐住客的限制訂得很嚴。在八二年九月，法例修訂之後，業主驅逐住客的理由訂明如下：

㈠住客欠租。

㈡住客違反部分租約。

㈢住客造成噪音擾鄰。

㈣住客將房屋作非法用途。

㈤住客拒絕續簽原租約。

㈥住客拒絕業主入屋視察情況。

㈦住客未經業主許可把房屋分租。

㈧業主收回給自己或其家庭居住。

在上列八項理由之外，還有三項與建築房屋有關，却沒有任何一條是業主爲了賣屋而可以逐走住客的。買方不要以爲賣方可以用第八項理由趕走住客，然後把房子交吉給買方，因爲這完全是兩回事。買方只可以在成交以後，以新業主的身份用第八項理由申請收屋。

所以，賣方不能隨便接受一個買方要求成交前便可交吉的買賣。賣方應先根據該八項理由收屋；如果不成，就要尋求其他的解決辦法。

不少人，尤以來自香港體歷過收屋難題，又並不熟悉美國法律和合法程序者，尤其關注這個問題。其實，在這裡遣走住客並不太難的。只要給予對方合理的通知和時間，大多住客數都願意遷出，麻煩的只佔少數。

大家並要知道，委托替人收屋的公司辦理，非常有效，收費也不貴。這些公司，可以從報紙或黃頁分類的Eviction Service一項便可找到。收費由八十元至四百元，視乎所需的工作而定。

最後，如果賣方無法遣走一房三藩市的住客以作自用，可嘗試在成交前託賣方與住客調解。最好的辦法，是在買方的貸款獲准時，便請求賣方通知住客該物業已出售，而且買主準備拿來自住。這樣，就可以早日通知，讓住客有多些時間做搬遷準備。就算對方不搬，買方成了新業主後根據第八項理由收回房屋，應該是沒有困難的。總之，及早計劃及清楚手續，事情總是較爲好辦。

要聞簡報

★德黑蘭訊：伊朗警告美國不可干預波斯灣的兩伊衝突。阿聯大公國舉行海軍演習，防止油輪再度被襲。

★馬尼拉訊：菲律賓反對派指選舉舞弊，宿霧發生暴動。馬可斯的執政黨已據一〇一席穩操勝券。

★華盛頓訊：已退出競選的參高文建議民主黨由孟岱爾與哈特聯手與雷根競選，但哈特有意找傑克遜做搭檔。

★華盛頓訊：美國糧藥管理局核准止痛藥 Ibuprofen 出售，藥廠以 Advil 或 Nuprin 品牌推銷。這是除了阿士匹靈和 Acetaminophen（品牌是 Tylenol）外，三十年來第一次准許不須醫生處方出售的止痛藥。

★芝加哥訊：全美第九大的伊利諾州大陸國家銀行，決定採取與其他銀行合併的方式，解決財政困難。今年內全美已有廿五家銀行倒閉。

★佛羅里達湖原市訊：有一半華裔血統的廿一歲新墨西哥州小姐山利梅（Shanley Mai），獲選爲卅三屆美國小姐。梅母爲台灣人，父爲美籍愛爾蘭裔。

★華盛頓訊：勞工部十五日宣布，全國五十州的失業率，均比去年同期爲低，此爲三年來首次出現之現象。

★洛杉磯訊：台北中華棒球隊十五日抵此間開始進行練習賽。該隊已獲世界六强奧運表演賽決賽權，將於七月與其他勁旅角逐。

★華盛頓訊：准許公立學校進行宗教活動之法令，衆院十五日以二七〇票贊成，一五一票反對，因不足三分二多數而遭否決。

出租

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如何以少量現金買屋？

王法蘭

對於現金不多、或那些尚未能確知日後個人在美國經濟前景的新移民，又或者那些暫時未能通過銀行貸款審核的人，其實都可以通過多種不同的方式購買住屋的。不少的房屋經紀對記者說，不獨是新移民，甚至很多美國人，對如何以少量現金購買房屋的門徑也不甚了了。本文特把三種較常見的方式向讀者介紹：

㈠業主貸款（Seller Carry Back）：買方的首期款和利率，由雙方私下協議，大多俱較銀行爲低。

例如買方購一間十五萬元的住屋，首期款付百分之五是七千五百元，十四萬二千五百元貸款年息十二厘，分二十年攤還，由業主向買方貸款。成交後，業主大多把貸款合約的貸款額打折（買方的還款額則不變）賣給第三者（個人或財務機構）套現。不急套現的業主，則自己按期收回本息。

很多急於賣屋套現，或不耐煩長期招售房屋的業主，大多選擇這種方式。但買方必須留意，由於賣方將來把貸款合約出讓時，必須把貸款額打折（通常是八折左右），第三者才肯接受，故對成交價的判斷必須正確。如果與市價比較，成交價沒有偏高，出售合約的打折損失便是全由賣方承擔，當然十分划算。若成交價偏高，也非絕對不能接受，要看偏高多少。如果偏高不多，和自己的得益相衡還是化算的話，便可以接受了。

㈡優先購買權（Option to purchase）：例如買方在日落區看上一間十七萬的住屋，但暫時僅有一萬元現金可以動用，也尚未能通過銀行的貸款審核。恰巧賣方不願急於減價出售，又想早日成交了事，那麼雙方可做以下的協定：

一、買賣在一年內完成。

二、售價十七萬元。

三、買方付出一萬元（計入屋價）以獲得一年內的購買權。

四、如一年內買方不履行交易，則賣方沒收該一萬元。

五、買方亦可在限期前將購買權轉讓予第三者。

六、買方在限期前亦可以住客身分租用該房屋。

此種買賣，必須委託房地產律師辦理來保障自己，詳列買賣及通知的期限、稅金佣金和一切權利義務。買方如租住該房子，則租項利益如何分配，亦要列明。

這種方式的優點有：一、有充分時間辦妥銀行貸款手續和首期款項。二、對一年後的成交有保障。三、租住後如不滿意可轉讓購買權。還有，買方必須考慮屋價走勢；如走勢趨升，還可能賺價（單轉讓購買權就可賺了差價）。但若走勢不明或趨跌，就要較慎重考慮了。

㈢分期償付首期款：在業主貸款的情況下，如賣方堅持首期付款四萬，買方可要求分幾年償還。賣方的好處，除了賺取利息外，還可以得到稅務利益。這種情形，賣方爲保障自己多會待至買方清償首期後，才在法律上轉移產權。

至於向銀行借貸方面，目前計算利率的式樣很多，如何選擇，頗爲令人迷惑。

本報亦曾多次報導，目前各銀行大力推展浮動利率貸款，這種浮利貸款目前已佔全部貸款額之六成。目前浮利貸款的好處，是初期半年或一年，利率偏低，部分銀行甚至把初期利率訂得低於利息成本來吸引客戶，可以少付利息和較容易通過銀行的借貸審查。但大家必須就經濟能力，警覺未來利息高升的可能性。

以前流行的二、三十年固定利率，對銀行來說要承擔高息風險，故息率自然定得稍高。兩種方式何去何從，難以一概而論。但若選浮動利率，必須注意以下幾點：

一、開始利率（Initial Rate）：看看訂得是否相宜。但合約利率（Contract Rate）到第一次調整利率時才確定。

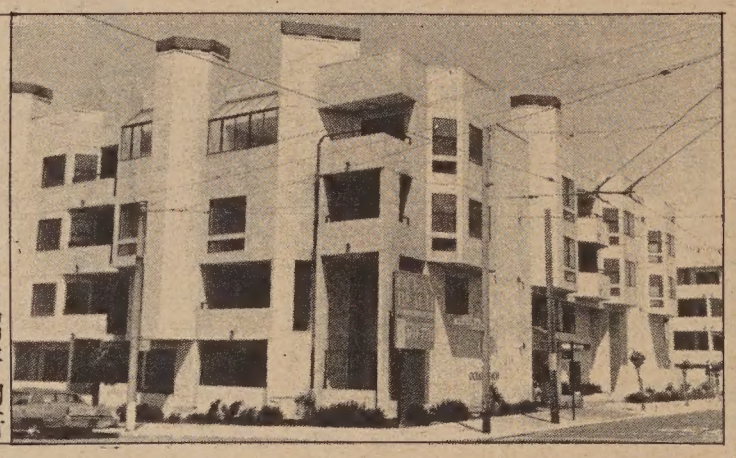
二、調整利率時間（Adjustment Period）：由半年至兩年不等。

三、利率調整度（Interest Rate Cap）：合約利率爲以後調整利率之基數。例如合約利率爲十三厘，如利率調整限額爲五厘，則調整後之利率最高不過十八厘，最低不少於八厘。

四、每次調整利率之限額（Cap for Each Adjustment）：依上例來看，若每次調升利率最高爲二厘，調升了兩次最高額後，第三次便僅能調升一厘。

五、利率調整指數（Ajustment Index）：不同銀行按不同指數調整利率，通用的指數，有的根據國庫債券，也有以十一區銀行貸款成本之月平均數（Monthly weighted Average Cost of Funds 11th District）爲準。貸款者應先了解各種指數計算之差異。

六、供款增加限額（Monthly Payment Cap）：例如目前每月供款一千元，而加息後須多付一五〇元。但如此項限額爲百分之八點五的話，月付款只能增加八十五元。有人供款兩年後本金不減反增，其理在此。



圖爲三藩市市區內招售的新式分單位出售的住屋。張榮貴攝

買賣房屋是否需要委托專業律師辦理？

（本報黃燕薇康縣訊）不是所有的人在買房產時都想委託律師的，但是買房產涉及許多法律方面的知識和手續，外行往往對此一竅不通。

房地產律師都德．藤永指出買者和賣者都應該瞭解房產買賣基本知識，以免產生麻煩和招致損失。買房產的手續很複雜，切忌有僥倖心理。不能擲金五、六萬作爲冒險。

藤永說，買者首先要檢查房子。如果自己不懂，可以請專人檢查，以瞭解房子結構和保養如何。出一百元請人代勞是值得的。

賣屋者需要注意的，應是買屋的經濟能力。在許多情況下，賣者還有的額外利益，就是他們借錢給買者購地。買者則向賣者和銀行（或其他金融者）還款。

賣者除了通曉簡單的知識外，如利率和付款計劃等；還應該懂得一旦買者無能力向銀行付款時會產生什麼後果和如何處置。處理不當，賣者會蒙受重大損失。

預防措施之一是賣者要求知道買房者是否違約。換言之，如果買者沒有向銀行付款，銀行在提前凍結抵押借款前，必須先通知賣者。賣者能採取措施以防止銀行取消買者的房子贖回權，避免自己受損。

㈠避免「口頭保證」，一切協議必須採取書面形式。

㈡查詢有關該地產的文件記錄，以瞭解以往誰佔有過該地產和擁有過股權，以及目前佔有權和股權情況。

㈢購買地契保險，以防地契公司出差錯。

藤永强調先弄清情況再做決定的重要性，以及必須聽取專家的意見。他認爲，是否要請教律師不僅僅取決於交易的大小，還取決於交易是否複雜和誰參加這宗交易。「闊佬化五萬元在地產交易上不當作一回事。可是，對許多人來說，五萬元是其全部財產。」他說

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日裔平反案第三部曲
平林案將作証供聆聽

（西雅圖訊）聯邦地區法院法官唐納．伏爾希於五月十八日拒絕接受政府單方面撤消戈爾登．平林一案之動議。這一行動使平林仍有機會要求美國政府對日裔處置不當的指責再舉行聽證會。

平林是一位教授，現在加拿大居住。他曾要求法庭撤消二次大戰期間對他的論罪和指控。當時有十一萬日裔被迫遷居。事件發生時平林只有二十四歲，他拒絕服從政府法令而被監禁。罪名是「企圖獲得美國公民的同等待遇」。平林將其個人以及千萬萬日裔不幸遭遇，稱爲是「憲法的污點」。平林說，今日重提舊事是爲了雪恥，要求恢復名譽。

平林聲稱，他父母也被迫出庭作證，事後被禁閉十天。他說：「美國政府這一毫無人道的作法深深地刺痛了我的心。」當時擔任平林辯護律師的阿瑟．巴乃特敦促伏爾希法官盡力將本世紀最大冤案糾正。

美國聯邦助理法官維克特．史頓爭辯說，既然政府已提出動議要求撤除原案，已沒有必要再審理平林之申訴，和調查政府及其代理人當時所犯的錯誤。他告訴伏爾希，政府沒有興趣再調查四十年之前的這短歷史。

伏爾希坦率地告訴史頓，政府作出動議所依賴的法律，沒有授權給法庭撤消案件。平林的另一位律師說，平林的案件不尋常，因爲它涉及到十一萬人被剝奪憲法權利的重大原則問題。此外，政府的無理論罪給平林帶來很多嚴重後果，例如，無權充當陪審員，影響到今後對其它案條作證等等。平林甚至收到辱罵信件。有一信件說，美國政府太仁慈了，應該在日本擲五、六個原子彈。

伏爾希法官指出，他很欽佩平林「爲爭取自己權利而戰的勇氣。」他認爲，平林有權要求「恢復名譽」。聽證會將定於一九八五年六月舉行。平林强調：「此案涉及的人不僅僅是我本人，也不僅僅是日裔；而是一宗涉及到美國人民的案件。」

刺殺黃熙聰案嫌兇
將不在戴維斯受審

（戴維斯訊）占姆士．披雅曼去年刺死戴維斯中學學生黃熙聰一案，將在另一縣審理。約婁縣最高法院法官占姆士．羅切認爲，由於在審訊前對此案有過大量的輿論宣傳，所以被告得不到公平審訊的「可能性極大」；於是在五月九日作出上述決定。

羅切法官和加州司法院將共同決定審訊地點，該案原定於七月九日在約婁縣舉行。「戴維斯企業報」指出，審訊可能延期數週，因爲另一縣的法庭要安排日期。

一年前，黃熙聰與其同學披雅曼發生爭吵，黃被刺斃命，披雅曼因兇殺罪被捕。事過一年，雙方家庭仍未克服由此慘案帶來之影響。

據目擊者說，在慘案發生前，少數白人學生和越裔學生之間的衝突不斷加劇。被告披雅曼當天下午被捕。後來他被認爲不合適在少年法庭審訊，便被轉到成人法庭。

黃母曾指望受害者將來供養她和一個聾啞的妹妹，以及殘廢的弟弟。迄今，黃母仍十分悲痛，沉默寡言，不願和人交往。

據「戴維斯企業報」稱，披雅曼原住在橙縣，曾被拘留數次，在戴維斯中學向來橫行霸道。在他涉及殺死黃熙聰時，他正在因犯毆打罪被控而處於緩刑期間。

戴維斯中學從此事件中吸取了教訓。該校成立了由校方、家長、社區代表和學生組成的委員會，着手處理此案帶來之後果，並設法創造來自不同文化和背景的學生和睦相處之良好環境。一位越裔學生承認，學校氣氛較前有改善。

在加州大學戴維斯分校執教的一名日裔亞美研究教授說，黃熙聰事件後，學生們充分意識到，存在着文化差異問題，並十分重視這一問題。他也提醒人們，對全美針對亞裔的暴力行爲日益增長之趨勢，要提高警覺。

灣區人士訪菲歸來
指馬可斯選舉作弊

（三藩市本報黃燕薇訊）由灣區人士組成的五人訪問團，本月十日前往菲律賓訪問數日。其中一個目的，是考察五月十日該國大選。訪問團長由賽西爾．威廉姆士牧師擔任，他們是應「正義自由和民主國民聯盟」之邀請前去訪問的。

威廉姆士牧師說：「我們要收集材料，並向美國公衆反映該國違反人權的情況。」他告訴本報記者打算提交一份報告給「本市的政治活動家」，使他們繼續堅持早些時候爲廢除三藩市和馬尼拉締結姐妹所做的決定。威廉姆士牧師還准備向杰西．傑克遜匯報訪問結果。

一名菲裔團員叫貝施．羅莎里，二十年前移民來美，現任「先鋒組織」的主任和「菲律賓教育支持委員會」的委員。她强調菲律賓的形勢往往直接影響到美國的菲裔社區。她指出，菲裔公民在菲律賓都有親人，經常寄錢回去。目前美國在菲律賓的大使館前，天天有人排長隊申請來美簽證。羅莎里對馬可斯總統沒有好感。開始她對是否加入代表團猶豫不決。全家人爲她擔心。她說：「我告訴孩子們我會回來的，我告訴他們，一顆子彈可以射倒阿基洛，但一顆子彈不容易同時射倒六個人。」

羅莎里認爲，代表團團員皆美國籍，所以不會出現安全問題。況且，世界正注意着馬可斯的一言一行。她强調，今日在菲律賓有千千萬萬的人冒着生命危險在抗議馬可斯政府，代表團成員不應該感到害怕。

發出邀請的一菲律賓人士提醒代表團成員，菲律賓政府會設法給他們的假象而接受馬可斯的論點，即「菲律賓人民有秩序的進行投票」。實際上，在該國選舉時往往出現弄虛作假的現象，如買選票、賄賂、驗票時作弊，甚至政府安排大批人來投票等等。而且，菲律賓法律規定，馬可斯有權隨時解散國會，以限制當選官員的權力。

代表團其他成員對此訪問很激動。一位團員希望回到美國後，所有的成員會繼續爲菲律賓人民的民主事業積極奮鬥。

塞西爾．威廉姆斯一行已於上周五從菲律賓返回美國。他告訴本報記者，上周在菲律賓舉行的選舉是一場騙局。在從機場駛往市區的途中，他們看見選民受賄投票支持馬科思總統的人。

威廉姆斯還說，他感到驚奇的是，甚至有些富人也反對馬可斯總統，抵制選舉。這充分說明，馬可斯政權搖搖欲墜。

威廉姆斯一行訪問了菲律賓北部數省的二十多個城市和村莊，廣泛接觸各界人士，包括農民、學生、教師、牧師等等。威廉姆斯斷然譴責馬可斯政權肆意踐踏人權，無理逮捕人民。他說：「馬可斯是一位地地道道的獨裁者。」他要求美國政府撤除在菲律賓的海軍和陸軍基地，停止軍援和支持這位獨裁者。

威廉姆斯說他已向杰西．傑克遜簡短匯報了菲律賓之行。傑克遜也譴責了馬可斯政府。威廉姆斯也敦促國會議員去菲律賓作實地考查以瞭解真情。

（張秉頤譯）

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亞裔已被建議列入少數民族

（本報紐約訊）聯邦政府商業部「少數民族企業發展局」（MBDA）局長干索里斯J.H.R. Gonzales說，他已在上周正式建議商業部把美國亞裔正式列入少數民族。

此項消息，是十八日干氏列席一個亞裔商人舉辦的座談會中透露的。

目前，聯邦政府所指之少數民族，乃黑人、西墨裔和印地安人，並不包括亞裔在內。亞裔的企業若要向「少數民族企業發展局」申請融資或技術援助，必須能證明本身在經濟上或社會上處於困難的地位。亞裔如獲列入少數民族，此項手續就可免除。

干氏說，商業部若承認亞裔的少數民族地位，有助於聯邦機構的統一認定。

他說，亞裔企業的困難，大多由於資訊與財力不足。而全國的「少數民族企業發展局」，都可提供周全的資訊服務和參考意見，與處理貸款申請。

干氏指出過去曾有不少亞裔人士向該局申請貸款，但由於未能提出完善的經營方案，而未獲核准或削減貸款額。該局正注意如何加強輔導工作。

「少數民族企業發展局」在全美設有六個地區服務中心，分別在華盛頓特區、紐約、芝加哥、三藩市、亞特蘭大、達拉斯等地，提供的創業輔導包括創業方案、經營管理、會計、建築陳設規劃、設備及技術、市場調查和推廣促銷等。各中心提供的服務僅酌收費用，甚至免費。

據八〇年的人口普查資料，全美共有五十五萬家少數民族企業，集中在加州、紐約州、德州、佛羅里達州和夏威夷州。其中黑人佔百分之四十一，西墨裔佔百分之三十九，亞裔及其他少數族裔佔百分之二十。

（編者按：MBDA三藩市辦事處之電話爲（四一五）五五六—七二三四）

市府未建華埠公園
可能被控不履責任

（本報羅拔得永三藩市訊）「公園和娛樂改善委員會」宣稱要控告市府未履行在華埠建造一個大花園的責任。該委員會負責人黃鴻銳在「三藩市娛樂公園委員會」和「城市計劃委員會」的聯席會議上說，他的組織已和律師磋商，要求他們調查市府及其附屬機構是否認真執行這一法定的義務。

上述義務是由一九七四年三藩市投票倡議書所規定。倡議書制定了一項計劃，擬定在文娛林園局的領導下購買空地，並建造花園和其它娛樂設施，並修建現有之設備。該項計劃資金來自被估價財產的稅收，每一百元每年抽稅十仙，爲期十五年。此計劃已進入第十個年頭，迄今有關公園建造一事仍未見諸行動。

文娛林園局總經理湯姆・

可是，威爾門的樂觀和保證未能讓「公園和娛樂改善委員會」滿意。黃鴻銳說：「我們已等了整整十二年；而且我們聽從你們意見，將花園建址一改再改。」他指出，華埠是唯一沒有大花園的區域。在忍無可忍的情況下才被迫尋求法律解決之途徑。

馬勞伊說他對「社區的失望和担憂」表示諒解，並保證籌集的大筆資金分文不動，存於銀行，一定用於實現原定的計劃。文娛林園局另一委員歐金・弗蘭德告訴黃君在華埠找空地一直是該局優先考慮和處理的問題。他反復强調：「我敢担保，馬上會有眉目。」

最後，聯席會議的兩個發起組織投票一致通過有關購置空地的報告，其中包括撥款五

轉至第廿頁

崇正會長期內爭不息
訴訟後雙方仍未和解

（本報三藩市訊）崇正會擾攘多時的內部紛爭，至今仍未解決。

該會現任主席陳福祺，在五月廿一日晚上的記者會稱，會內分裂的雙方雖已進行多次接觸謀求和解，但迄今仍未取得一致協議。

崇正會位於三藩市積臣街六一七號，自置整座大樓，爲一客家族宗親會，立場一向親台北政府，懸掛青天白日滿地紅旗。惟自一九七八年底美國與北京建交以後，會方即有人要求改懸五星旗，雙方爭議不下，內部分裂便開始表面化，爭執迭起。至七九年一月，該會終於根據一九七七年修訂會章之第十五條不涉及「黨派」活動之規定，議決國共政府的旗幟均不懸掛。

至一九八〇年，該會派團赴東京參加「世界客屬懇親大會」，亦因有人以會方名義贈旗台北政府又再引起內部紛爭。

在八二年八月，會方議決全體新舊會員必須在兩個月內重新登記，分歧的雙方即競相爭吸新會員。至八二年底該會進行改選時，當任主席李煥然和候選人余秋，控告改選委員會的黃昌泉及李觀進等四人剝奪余秋的被選權，違反會章，在八三年二月獲得勝訴，法庭判定選舉委員會必須重新依章辦理改選。

訴訟敗方在準備上訴期間，即主動與原告方面的李煥然等人進行談判和解。在六項協議雙方均已接受五項，惟原告等並不同意先申請撤消法院判決始行改選的程序，而堅持先改選再撤消該判決，雙方僵持不下迄今。

目前三藩市歷史悠久的華裔會館，仍多屬親台北人士所控制。但隨著中美關係之演變，新舊兩代政治意識形態的差異，和海峽兩岸統戰力量的消長，崇正會這種內部分裂的尖銳化，恐怕只是「漣漪效應」下的反映而已。

麥當勞申請開華埠分店

（本報三藩市訊）麥當勞擬在華埠開設連鎖店的申請，市府城市計劃委員會已於十七日以五對二票通過初步審核。由於在此項申請的公聽會上未遭受社區人士的强力反對，預料將在五月廿四順利獲得通過。

代表麥當勞的律師葛博蘭特已備妥詳盡的資料供給有關人士參閱，包括該店內外的設計藍圖、安全、衞生、和徵聘人員等各項問題。相信葛氏亦已與「華埠改進協助社」有充分的溝通，以致該會及土地利用委員會的代表對麥當勞均表示支持。

麥當勞並願意接受華埠人士之建議，店面與招牌的設計上盡量調和華埠的景觀風格，及委托華埠的職業介紹所代聘華裔員工。

麥當勞華埠分店將在加里福尼亞街與都板街交界的華埠蠟像館原址開設，佔地四千餘尺，內外裝置側重東方色彩。

"亞洲婦女服務中心"十八日在金門公寓舉行開幕禮。左起主禮人美以美教聯會會董諾瑪衞瑾寧、三藩市市議會議長温蒂尼路特，市議員慧李甘迺迪。前排最右者爲總幹事張思平。有關該中心之報導，詳見四月十八日本報。

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